

**Chapter 13: Zones***(Added 12-9-1997 by O-18451 N.S.)***Article 1: Base Zones***(Added 12-9-1997 by O-18451 N.S.)***Division 1: General Rules for Base Zones***(Added 12-9-1997 by O-18451 N.S.)***§131.0101 Purpose of Base Zones**

The purpose of this article is to establish base zones to help ensure that land uses within the City are properly located and that adequate space is provided for each type of *development* identified. Base zones are intended to regulate uses; to minimize the adverse impacts of these uses; to regulate the zone *density* and intensity; to regulate the size of buildings; and to classify, regulate, and address the relationships of uses of land and buildings.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0102 Amendments to Base Zones**

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.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)***§131.0103 Official Zoning Maps**

- (a) Base zones are represented on the Official Zoning Maps to be prepared by the City. The Official Zoning Maps shall be identified as an exhibit accompanying the ordinance that the City Council approves for any zoning or rezoning action. The Official Zoning Maps are the authority for identifying the boundary of any application of a base zone.

- (b) Where uncertainty exists with respect to the boundaries of zones shown on the Official Zoning Maps the following rules shall apply:
- (1) Where a zone boundary follows a *lot* line, the *lot* line shall be the boundary.
  - (2) Where a zone boundary follows a public *street*, the centerline of the *street* shall be the boundary.
  - (3) Where any unzoned *public right-of-way* is officially vacated or abandoned, the zone boundary applied to *abutting property* shall be the centerline of the vacated or abandoned *public right-of-way*.
  - (4) Where a zone boundary divides a *lot* or parcel, the location of the boundary shall be determined by the scale contained on the Official Zoning Map.
  - (5) Where there is an obvious mistake that can be corrected by reference to documents on file or by reference to the legislative record, the City Manager may identify the zone boundary.

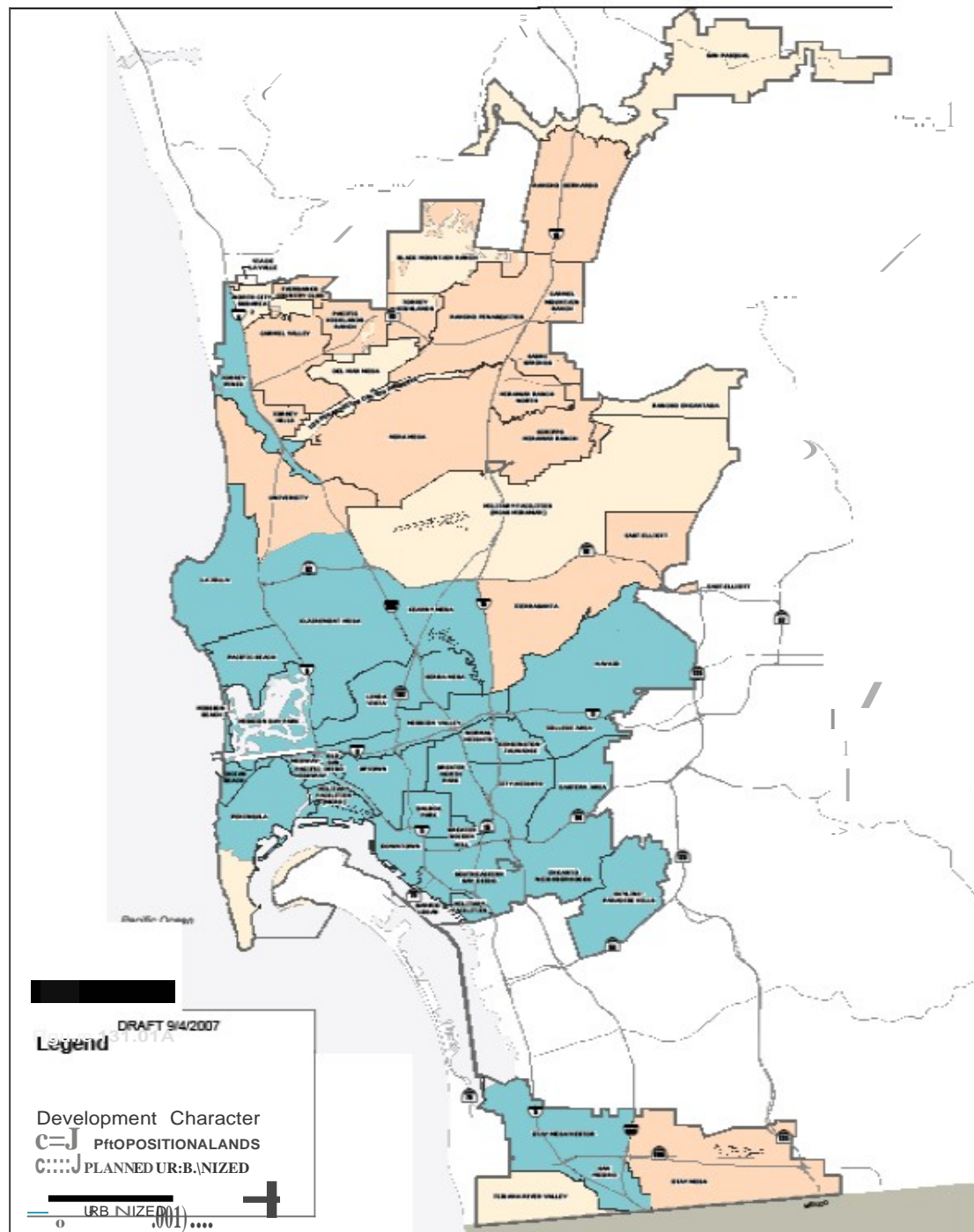
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

#### **§131.0105 Development Character Areas**

Development Character Areas are established to ensure that appropriate *development* regulations are applied to community plan areas based upon their age and geographic location and include *Proposition A Lands*, *Planned Urbanized Communities*, and *Urbanized Communities*. Development Character Area boundaries generally follow community plan area boundaries except in the case of University City, which falls into two Development Character Areas. Development Character Areas are represented on Figure 131-01A.

(Added 4-8-2008 by O-19734 N.S; effective 5-8-2008.)

Figure 131-01A  
Development Character Areas



(Added 4-8-2008 by 0-19734 N.S; effective 5-8-2008.)

**§131.0110 Determination of Use Category and Subcategory**

- (a) A use shall be identified as belonging to a use category and use subcategory based upon the descriptions in Section 131.0112 and the facility needs and operational characteristics of the use including type of use, intensity of use, and *development* characteristics of use. The Use Regulations Tables in the base zones shall be used to determine in which base zones the use is permitted. If a particular use could meet the description of more than one use subcategory, the subcategory with the most direct relationship to the specific use shall apply. The City Manager shall identify a particular uses's category and subcategory upon request of an *applicant* or a property owner.
- (b) If the *applicant* or property owner disputes the City Manager's determination, the City Manager may place the question of the appropriate use category and use subcategory for that particular use on the Planning Commission's agenda. The City Manager shall present the factors used in the determination and the position of the *applicant* or property owner. The Planning Commission shall recommend to the City Manager its interpretation of the appropriate use category or use subcategory for the particular use.
- (c) If an appropriate use category and use subcategory cannot be determined for a specific use by referring to the Use Regulations Tables, an amendment to the Use Regulations Table may be initiated in accordance with Chapter 12, Article 3, Division 1 (Zoning and Rezoning Procedures).

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0111 Grouping of Use Categories**

For the purpose of determining applicable development regulations, use categories shall be grouped according to the following:

- (a) Any use within the open space use category is considered an open space use or open space *development*.
- (b) Any use within the agricultural use category is considered an agricultural use or agricultural *development*.
- (c) Any use within the residential use category is considered a residential use or residential *development*.
- (d) Any use within the institutional, retail sales, commercial services, offices, and vehicle and vehicular equipment sales and services categories is considered a commercial use or commercial *development*.
- (e) Any use within the wholesale, distribution, storage, and industrial categories is considered an industrial use or industrial *development*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0112 Descriptions of Use Categories and Subcategories**

- (a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).

**(1) Open Space Use Category**

This category includes uses that may occur on land that has been identified for public recreational uses or to be left in a generally natural state. The open space subcategories are:

- (A) Active Recreation — Public park facilities that require major land *development* for installation, require a high level of maintenance, and can accommodate large assemblages of people.
- (B) Natural Resources Preservation — Undeveloped land left in a natural state for specific use as visual open space or environmental mitigation.

- (C) Park Maintenance Facilities — Major *structures* or facilities used in conjunction with the maintenance of *public parks*.
- (D) Passive Recreation — Recreational facilities associated with pastimes that are incidental to natural open space. These facilities require minor land *development* for installation, require minimum maintenance, do not attract large assemblages of people, and have little impact on natural open space.

(2) Agriculture Use Category

This category includes uses that involve the raising and harvesting of crops, the raising of animals, and the processing of plant and animal by-products. The agriculture subcategories are:

- (A) Agricultural Processing — Uses related to the processing or preparation of crops, animals, or animal by-products grown or raised on the same *premises* for consumption or transportation to markets.
- (B) Aquaculture Facilities — Uses that grow plants and animals in a water medium, either indoors or outdoors.
- (C) Dairies — Uses related to the milking of livestock and processing milk for consumption or transportation to markets.
- (D) Horticulture Nurseries and Greenhouses — Uses that propagate and grow plants in containers or in the ground and the associated sales of those plants.
- (E) Raising and Harvesting of Crops — Uses that involve the planting, maintaining, and harvesting of crops for consumption or for commercial purposes.
- (F) Raising, Maintaining, and Keeping of Animals — Uses that involve the feeding, housing, and maintenance of animals for private or commercial purposes.

(3) Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential subcategories are:

- (A) *Rooming houses.* *Rooming house* has the same meaning as in San Diego Municipal Code Section 113.0103.
- (B) *Mobilehome Parks* — A *premises* with two or more mobilehomes used as dwelling units other than companion units or employee housing.
- (C) *Multiple Dwelling Units* — Dwelling units where more than one dwelling unit is located on a single *lot*.
- (D) *Single Dwelling Units* — Dwelling units where no more than one dwelling unit is located on a *lot*, usually detached, and occupied by a single household unit.

(4) Institutional Use Category

This category includes uses that provide unique services that are of benefit to society as a whole. All of the uses in this use category are separately regulated uses. See Section 131.0112(b).

(5) Retail Sales Use Category

This category includes uses involving the sale, lease or rental of new or used goods to the general public. The retail sales subcategories are:

- (A) *Building Supplies and Equipment* — Uses that provide goods to repair, maintain, or visually enhance a *structure* or *premises*.
- (B) *Consumer Goods, Furniture, Appliances, and Equipment* — Uses that provide goods, large and small, functional and decorative, for use, entertainment, comfort, or aesthetics.
- (C) *Food, Beverages, and Groceries* — Uses that provide food for consumption off of the *premises*.
- (D) *Pets and Pet Supplies* — Uses that provide household pets and pet supplies for sale; grooming services.

- (E) Sundries, Pharmaceuticals, and Convenience Sales — Uses that provide goods for personal grooming and for the day-to-day maintenance of personal health and well-being.
- (F) Wearing Apparel and Accessories — Uses that provide goods to cover, protect, or visually enhance the human form.

(6) Commercial Services Use Category

This category includes uses that provide for consumer or business services, for the repair and maintenance of a wide variety of products, and for entertainment. The commercial services subcategories are:

- (A) Building Services — Uses that provide maintenance and repair services for all structural and mechanical elements of *structures*, as well as the exterior spaces of a *premises*.
- (B) Business Support — Uses that provide personnel services, printing, copying, and photographic services, or communication services.
- (C) Eating and Drinking Establishments — Uses that prepare or serve food or beverages for consumption on or off the *premises*.
- (D) Financial Institutions — Uses related to the exchange, lending, borrowing, and safe-keeping of money.
- (E) Funeral and Mortuary Services — Uses that provide services related to the death of a human.
- (F) Instructional Studios - Uses that provide a place where skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities.
- (G) Maintenance and Repair - Uses that provide maintenance, cleaning and repair services for consumer goods.
- (H) Off-Site Services - Uses that provide for deliveries of a wide variety of products and that provide services that are used at a location separate from the business providing the delivery or service.
- (I) Personal Services - Uses that provide a variety of services associated with personal grooming and the maintenance of health and well-being.



- (J) Radio and Television Studios - Uses that provide for the production, recording, and broadcasting of radio and television shows and motion pictures.
- (K) Visitor Accommodations - Uses that provide lodging, or a combination of lodging, food, and entertainment, primarily to visitors and tourists. (Outside the Coastal Overlay Zone, includes *SRO hotels*.)
- (L) Tasting rooms - Uses accessory to a beverage manufacturing plant that offer tastings and sell beverages manufactured on the *premises* for on-site or off-site consumption. The subcategory includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcoholic beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control. This subcategory does not include uses that qualify as retail tasting stores under Section 141.0507.

(7) Office Use Category

This category includes uses in an enclosed building that focus on business, government, professional, medical, or financial services. The offices subcategories are:

- (A) Business and Professional — Uses related to earning a livelihood through a commercial or mercantile endeavor or through the practice of a vocation requiring specialized training or education.
- (B) Government — Uses related to the administration of the regulations of local, state, or federal government.
- (C) Medical, Dental, and Health Practitioner — Uses related to diagnosis and treatment of human illness and physical malfunction that can be performed in an office setting. Medical and dental laboratories are included in this subcategory, unless otherwise indicated.
- (D) Regional and Corporate Headquarters — Uses related to the administration of large or geographically widespread businesses that may be located separately from the main activity of those businesses.

(8) Vehicle and Vehicular Equipment Sales and Services Use Category

This category includes uses that provide for the sale, rental, maintenance, or repair of new or used vehicles and equipment. The Vehicle and vehicular equipment sales and services subcategories are:

- (A) Commercial Vehicle Repair and Maintenance — Uses that repair and maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
- (B) Commercial Vehicle Sales and Rentals — Uses that provide for the sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft, or commercial boats.
- (C) Personal Vehicle Repair and Maintenance — Uses that repair the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats or that wash, clean, or otherwise protect the exterior and interior surfaces of these vehicles.
- (D) Personal Vehicle Sales and Rentals — Uses that provide for the sale or rental of new or used autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats.
- (E) Vehicle Equipment and Supplies Sales and Rentals — Uses related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same *premises* that sells, leases, or rents them.

(9) Distribution and Storage Use Category

This category includes uses that distribute and store goods. Long-term and short-term storage of commercial goods and personal items is included. The subcategories are:

- (A) Equipment and Materials Storage Yards - Uses engaged in the outdoor storage of large equipment or products or large quantities of material.
- (B) Moving and Storage Facilities - Uses engaged in the moving and storage of household or office furniture, personal items, appliances, and equipment.

- (C) Distribution Facilities - Uses engaged in the commercial storage and distribution of goods.

(10) Industrial Use Category

This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced. The subcategories are:

- (A) Heavy Manufacturing - Uses that process, fabricate, assemble, or treat materials using large outdoor equipment such as cranes and large tanks to produce unpackaged bulk products such as steel, paper, lumber, fertilizer, and petrochemicals. This subcategory includes heavy manufacturing uses that typically produce disturbing noise, dust, or other pollutants capable of harming or annoying adjacent uses.
- (B) Light Manufacturing - Uses that process, fabricate, assemble, treat, or package finished parts or products without the use of explosives or unrefined petroleum. This subcategory includes light manufacturing uses that produce a wide variety of products including, but not limited to, ~~food, beverages,~~ durable goods, machinery, or equipment and: large food and beverage production facilities that do not meet the criteria for artisan food and beverage production pursuant to section 141.1001
- (C) Marine Industry — Uses that produce, distribute, and store commercial marine vessels and equipment.
- (D) Research and Development — Uses engaged in scientific research and testing leading to the development of new products and processes.
- (E) Trucking and Transportation Terminals — Uses engaged in the dispatching and long-term or short-term storage of large vehicles. Minor repair and maintenance of vehicles stored on the *premises* is also included.

(11) *Signs Use Category*

This category includes all *structures* that provide identification of businesses, products, services, or sites. The *sign* subcategory is: Allowable *Signs* — *Structures* that are placed on the ground, or on *building facades* or roofs, whose *sign copy* identifies a business, a *premises*, activities on a *premises*, or direction to a *premises*. See Section 142.1205.

- (b) Separately regulated uses are uses that may or may not meet the description of a use subcategory but are listed separately from any subcategory because in some or all zones they are regulated differently from other uses. Each use category contains a list of separately regulated uses, some of which may meet the description of a use subcategory within the same or another category. The use regulations identified for the separately regulated use shall supersede the use regulations for the use subcategory that may match the particular use.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

(Amended 10-15-2015 by O-20567 N.S.; effective 11-14-2015.)

**[Editors Note:** Amendments as adopted by O-20567 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20567-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20567-SO.pdf) ]

**§131.0120 Applicable Overlay Zones in Base Zones**

In addition to the regulations of the base zones applied to property as described in this article, overlay zone regulations may also apply. Overlay zone regulations are located in Chapter 13, Article 2.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0121 Applicable Planned Districts Using Base Zones**

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

*(Amended 10-2-2000 by O-18853 N.S.)*

**§131.0125 Accessory Use Regulations for All Base Zones**

- (a) When the Use Regulations Table in any base zone identifies a use as a limited use or requiring a Neighborhood Use Permit or Conditional Use Permit, that use shall be subject to the same use regulations and use permit requirements whether or not the use is deemed a *primary use* or an *accessory use* on the *premises*.
- (b) A use that belongs in a subcategory where the subcategory is identified as not permitted in a particular base zone may be permitted as an *accessory use* in that zone, subject to all of the following requirements:
  - (1) The use must meet the definition of an *accessory use*, as specified in Section 113.0103;
  - (2) The use must be consistent with any use and development regulations applicable to that use in any other base zone in the same type of zone (open space, agricultural, residential, commercial, or industrial);
  - (3) The *floor area* of a single *accessory use* shall not exceed 25 percent of the *gross floor area* of the *structures* on the *premises*;
  - (4) At least 51 percent of the *gross floor area* on the *premises* shall be occupied by a *primary use* or combination of multiple allowed uses;
  - (5) When a *premises* contains multiple tenants, the determination of *accessory use* shall be based on the *gross floor area* of the individual tenant.
- (c) A separately regulated use that is identified as not permitted in a particular zone is not permitted as an *accessory use* in that zone.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0140 Use of Yards and Landscaped Areas in All Base Zones**

The following regulations are related to other development regulations that are addressed in the Development Regulations Tables in each of the base zones and are applicable to all base zones. Except as specified by the applicable zone, *yards* and landscaped areas may be used only for the following items and purposes:

- (a) Living Landscape Material.
- (b) Incidental passage and use by occupants.
- (c) Landscape elements, constructed and installed to complement living landscape material, and not exceeding a height of 3 feet within front and street side yards.
- (d) *Fences* and walls as permitted in Chapter 14, Article 2, Division 3 (Fence Regulations).
- (e) Directional and other notification *signs* as permitted in Chapter 14, Article 2, Division 12 (Sign Regulations).
- (f) Walkways and paved driveways consistent with zone standards and applicable parking and landscape regulations.
- (g) Items that the City Manager may determine to be necessary to accommodate a temporary period of construction, site modification, or equipment change, when there is evidence of frequent and diligent physical effort to complete work.
- (h) Parking in accordance with Section 142.0510.
- (i) Storage of items when *screened* in accordance with Chapter 14, Article 2, Division 11 (Outdoor Storage and Display Regulations).

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

**§131.0145     Applicability of Chapter 14 Regulations**

The following regulations in Chapter 14 apply to *development* in all base zones:

General Development Regulations (Chapter 14, Article 2)

Supplemental Development Regulations (Chapter 14, Article 3)

Subdivision Regulations (Chapter 14, Article 4)

Building Regulations (Chapter 14, Article 5)

Electrical Regulations (Chapter 14, Article 6)

Plumbing Regulations (Chapter 14, Article 7)

Mechanical Regulations (Chapter 14, Article 8)

*(“Applicability of Chapter 14 Regulations” added 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*

**Article 1: Base Zones**

**Division 2: Open Space Base Zones**

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0201 Purpose of Open Space Zones**

The purpose of the open space zones is to protect lands for outdoor recreation, education, and scenic and visual enjoyment; to control urban form and design; and to facilitate the preservation of *environmentally sensitive lands*. It is intended that these zones be applied to lands where the *primary uses* are parks or open space or to private land where *development* must be limited to implement open space policies of adopted *land use plans* or applicable federal and state regulations and to protect the public health, safety, and welfare.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0202 Purpose of the OP (Open Space--Park) Zones**

(a) The purpose of the OP zones is to be applied to *public parks* and facilities in order to promote recreation and facilitate the implementation of *land use plans*. The uses permitted in these zones will provide for various types of recreational needs of the community.

(b) The OP zones are differentiated based on the uses allowed as follows:

- OP-1-1 allows developed, active parks
- OP-2-1 allows parks for passive uses with some active uses

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

**§131.0203 Purpose of the OC (Open Space--Conservation) Zone**

The purpose of the OC zone is to protect natural and cultural resources and *environmentally sensitive lands*. It is intended that the uses permitted in this zone be limited to aid in the preservation of the natural character of the land, thereby implementing *land use plans*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)



**§131.0204 Purpose of the OR (Open Space--Residential) Zones**

- (a) The purpose of the OR zones is to preserve privately owned property that is designated as open space in a *land use plan* for such purposes as preservation of public health and safety, visual quality, *sensitive biological resources*, *steep hillsides*, and control of urban form, while retaining private *development* potential. These zones are also intended to help implement the habitat preservation goals of the City and the *MHPA* by applying development restrictions to lands wholly or partially within the boundaries of the *MHPA*. *Development* in these zones will be limited to help preserve the natural resource values and open space character of the land.
- (b) The OR zones are differentiated based on the uses allowed as follows:
- OR-1-1 allows open space with limited private residential *development*
  - OR-1-2 allows open space with limited private residential *development* and to implement the *MHPA*

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0205 Purpose of the OF (Open Space--Floodplain) Zone**

The purpose of the OF zone is to control *development* within *floodplains* to protect the public health, safety, and welfare and to minimize hazards due to *flooding* in areas identified by the FIRM on file with the City Engineer. It is the intent of the OF zone to preserve the natural character of *floodplains* while permitting *development* that will not constitute a dangerous condition or an impediment to the flow of *flood* waters. It is also the intent to minimize the expenditure of public money for costly *flood* control projects and to protect the functions and values of the *floodplains* relating to groundwater recharge, water quality, moderation of *flood* flows, wildlife movement, and habitat.

(Amended 4-22-2002 by O-19051 N.S.; effective 10-8-2002.)

**§131.0215 Where Open Space Zones Apply**

On the effective date of Ordinance O-18691, all open space zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

**§131.0220 Use Regulations of Open Space Zones**

The regulations of Section 131.0222 apply in the open space zones where indicated in Table 131-02B.

- (a) The uses permitted in any open space zone may be further limited by the following:
  - (1) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15);
  - (2) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (3) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the open space zones no *structure* or improvement, or portion thereof, shall be constructed, established, or altered nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-02B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity inconsistent with this section or Section 131.0222.
- (c) All uses or activities permitted in the open space zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) *Accessory uses* in the open space zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the open space zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4 (Temporary Use Permit Procedures).
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

**§131.0222 Use Regulations Table for Open Space Zones**

The uses allowed in the open space zones are shown in Table 131-02B.

**Legend for Table 131-02B**

<b>Symbol in Table 131- 02B</b>	<b>Description of Symbol</b>
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-02B**  
**Use Regulations Table for Open Space Zones**

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones				
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(1)</sup> -
		3rd >>	1-	2-	1-	1-	1-
		4th >>	1	1	1	1	2
Open Space							
Active Recreation	P	P <sup>(2)</sup>	-	-	P <sup>(7)</sup>		
Passive Recreation	P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>		
Natural Resources Preservation	P	P	P	P	P		
Park Maintenance Facilities	P	P <sup>(2)</sup>	-	-	-		
Agriculture							
Agricultural Processing	-	-	-	-	P <sup>(5)</sup>		
Aquaculture Facilities	-	-	-	P	P <sup>(7)</sup>		
Dairies	-	-	-	-	-		
Horticulture Nurseries & Greenhouses	-	-	-	-	-		
Raising & Harvesting of Crops	-	-	-	P	P		
Raising, Maintaining & Keeping of Animals	-	-	-	P <sup>(4)</sup>	P <sup>(4)</sup>		
Separately Regulated Agriculture Uses							
Agricultural Equipment Repair Shops	-	-	-	-	-		
Commercial Stables	-	C	-	C	C		
Community Gardens	-	N	-	N	L		
Equestrian Show & Exhibition Facilities	-	-	-	-	-		
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-	-	-	L	L		
Residential							
Mobilehome Parks	-	-	-	-	-		
Multiple Dwelling Units	-	-	-	-	-		
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-	-	-		
Shopkeeper Units	-	-	-	-	-		

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones				
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -	OF <sup>(11)</sup> -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1 2	1
<b>Single Dwelling Units</b>		-	-	-	P	-
<b>Separately Regulated Residential Uses:</b>						
Boarder & Lodger Accommodations		-	-	-	L	-
Companion Units		-	-	-	C	-
Employee Housing:						
6 or Fewer Employees		-	-	-	-	-
12 or Fewer Employees		-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-
Fraternities, Sororities and Student Dormitories		-	-	-	-	-
Garage, Yard, & Estate Sales		-	-	-	L	-
Guest Quarters		-	-	-	L	-
Home Occupations		-	-	-	L	-
Live/work Quarters		-	-	-	-	-
Residential Care Facilities:						
6 or Fewer Persons		-	-	-	P	-
7 or More Persons		-	-	-	C	-
Transitional Housing:						
6 or Fewer Persons		-	-	-	P	-
7 or More Persons		-	-	-	C	-
Watchkeeper Quarters		-	-	-	-	-
<b>Institutional</b>						
<b>Separately Regulated Institutional Uses</b>						
Airports		-	-	-	-	-
Botanical Gardens & Arboretums		P	P	-	-	-
Cemeteries, Mausoleums, Crematories		-	-	-	-	-
Correctional Placement Centers		-	-	-	-	-

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones					
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(11)</sup> -	
		1-	2-	1-	1-			
		1	1	1	1	2	1	
Educational Facilities:								
Kindergarten Through Grade 12			-	-	-	-	-	-
Colleges / Universities			-	-	-	-	-	-
Vocational / Trade Schools			-	-	-	-	-	-
Electric Vehicle Charging Stations			L	L	L	L	L	L
Energy Generation & Distribution Facilities			-	-	-	-	-	-
Exhibit Halls & Convention Facilities			P <sup>(2)</sup>	-	-	-	-	-
Flood Control Facilities			-	-	-	-	-	L
Historical Buildings Used for Purposes Not Otherwise Allowed			-	-	-	-	-	-
Homeless Facilities:								
Congregate Meal Facilities			-	-	-	-	-	-
Emergency Shelters			-	-	-	-	-	-
Homeless Day Centers			-	-	-	-	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities			-	-	-	-	-	-
Interpretive Centers			P	P <sup>(2)</sup>	C	-	-	-
Museums			P	-	-	-	-	-
Major Transmission, Relay, or Communications Switching Stations			-	-	-	-	-	-
Satellite Antennas			L	L	L	L	L	L
Social Service Institutions			-	-	-	-	-	-
Solar Energy Systems			L	L	L	L	L	L
Wireless Communication Facility:								
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use			L	L	-	L	-	L
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use			N	N	N	N	-	N
Wireless communication facility in the public right-of-way with above ground equipment			C	C	C	C	-	C

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones				
	1st & 2nd >>		OP-		OC-		OR <sup>(1)</sup> -
	3rd >>		1-	2-	1-	1-	1-
	4th >>		1	1	1	1	2
<i>Wireless communication facility outside the public right-of-way</i>	C	C	C	C	C	C	C
<b>Retail Sales</b>							
<b>Building Supplies &amp; Equipment</b>	-	-	-	-	-	-	-
<b>Food, Beverages and Groceries</b>	-	-	-	-	-	-	-
<b>Consumer Goods, Furniture, Appliances, Equipment</b>	-	-	-	-	-	-	-
<b>Pets &amp; Pet Supplies</b>	-	-	-	-	-	-	-
<b>Sundries, Pharmaceuticals, &amp; Convenience Sales</b>	-	-	-	-	-	-	-
<b>Wearing Apparel &amp; Accessories</b>	-	-	-	-	-	-	-
<b>Separately Regulated Retail Sales Uses:</b>							
Agriculture Related Supplies & Equipment	-	-	-	-	-	-	-
Alcoholic Beverage Outlets	-	-	-	-	-	-	-
Farmers' Markets	-	-	-	-	-	-	-
Weekly Farmers' Markets	-	-	-	-	-	-	-
Daily Farmers' Market Stands	-	-	-	-	-	-	-
Plant Nurseries	-	-	-	-	-	-	-
Retail Farms	-	-	-	-	-	-	-
Retail Tasting Stores	-	-	-	-	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-	-	-	-	C <sup>(7)</sup>
<b>Commercial Services</b>							
<b>Building Services</b>	-	-	-	-	-	-	-
<b>Business Support</b>	-	-	-	-	-	-	-
<b>Eating &amp; Drinking Establishments</b>	P <sup>(2)</sup>	-	-	-	-	-	-
<b>Financial Institutions</b>	-	-	-	-	-	-	-
<b>Funeral &amp; Mortuary Services</b>	-	-	-	-	-	-	-
<b>Instructional Studios</b>	-	-	-	-	-	-	-
<b>Maintenance &amp; Repair</b>	-	-	-	-	-	-	-

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
		OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(11)</sup> -
		1-	2-	1-	1-	1-	1-
		1	1	1	1	2	1
<b>Off-site Services</b>		-	-	-	-	-	-
<b>Personal Services</b>		-	-	-	-	-	-
<b>Radio &amp; Television Studios</b>		-	-	-	-	-	-
<b>Tasting Rooms</b>		-	-	-	-	-	-
<b>Visitor Accommodations</b>		-	-	-	-	-	-
<b>Separately Regulated Commercial Services Uses</b>							
Adult Entertainment Establishments:							
Adult Book Store		-	-	-	-	-	-
Adult Cabaret		-	-	-	-	-	-
Adult Drive-In Theater		-	-	-	-	-	-
Adult Mini-Motion Picture Theater		-	-	-	-	-	-
Adult Model Studio		-	-	-	-	-	-
Adult <i>Motel</i>		-	-	-	-	-	-
Adult Motion Picture Theater		-	-	-	-	-	-
Adult Peep Show Theater		-	-	-	-	-	-
Adult Theater		-	-	-	-	-	-
Body Painting Studio		-	-	-	-	-	-
Massage Establishment		-	-	-	-	-	-
Sexual Encounter Establishment		-	-	-	-	-	-
Assembly and Entertainment Uses, Including Places of Religious Assembly	L <sup>(2)</sup>	-	-	-	-	-	-
Bed & Breakfast Establishments:							
1-2 Guest Rooms		-	-	-	N	-	-
3-5 Guest Rooms		-	-	-	N	-	-
6+ Guest Rooms		-	-	-	C	-	-
Boarding Kennels/ Pet Day Care		-	-	-	-	-	-



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones				
	1st & 2nd >>		OP-		OC-	OR <sup>(1)</sup> -	OF <sup>(11)</sup> -
	3rd >>		1-	2-	1-	1-	1-
	4th >>		1	1	1	1	2
Camping Parks	C	C	-	-	-	-	C <sup>(7)</sup>
<i>Child Care Facilities:</i>							
Child Care Centers	C <sup>(2)</sup>	-	-	-	-	-	-
Large Family Child Care Homes	-	-	-	-	L	-	-
Small Family Child Care Homes	-	-	-	-	L	-	-
Eating and Drinking Establishments with a Drive-in or Drive-through Component	-	-	-	-	-	-	-
Fairgrounds	-	-	-	-	-	-	C <sup>(7)</sup>
Golf Courses, Driving Ranges, and Pitch & Putt Courses	C	C	-	-	C <sup>(9)</sup>	-	C <sup>(10)</sup>
Helicopter Landing Facilities	-	-	-	-	-	-	C <sup>(10)</sup>
Massage Establishments, Specialized Practice	-	-	-	-	-	-	-
<i>Medical Marijuana Consumer Cooperatives</i>	-	-	-	-	-	-	-
Mobile Food Trucks	L <sup>(2)</sup>	L <sup>(2)</sup>	-	-	-	-	-
Nightclubs & Bars over 5,000 square feet in size	-	-	-	-	-	-	-
<i>Parking Facilities as a primary use:</i>							
Permanent Parking Facilities	-	-	-	-	-	-	-
Temporary Parking Facilities	-	-	-	-	-	-	-
Private Clubs, Lodges and Fraternal Organizations	-	-	-	-	-	-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size <sup>(3)</sup>	C <sup>(2)</sup>	-	-	-	-	-	-
<i>Pushcarts:</i>							
Pushcarts on Private Property	L	-	-	-	-	-	-
Pushcarts in Public-Right-of-Way	N	-	-	-	-	-	-
<i>Recycling Facilities:</i>							
Large Collection Facility	-	-	-	-	-	-	-
Small Collection Facility	-	-	-	-	-	-	-
Large Construction & Demolition Debris Recycling Facility	-	-	-	-	-	-	-

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones					
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -		OF <sup>(1)</sup> -	
		1-	2-	1-	1-	1-		
		1	1	1	1	2	1	
Small Construction & Demolition Debris <i>Recycling Facility</i>	-	-	-	-	-	-	-	
Drop-off Facility	L	L	-	-	-	-	-	
Green Materials Composting Facility	-	-	-	-	-	-	-	
Mixed Organic Composting Facility	-	-	-	-	-	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic	-	-	-	-	-	-	-	
Large Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic	-	-	-	-	-	-	-	
Small Processing Facility Accepting All Types of Traffic	-	-	-	-	-	-	-	
Reverse Vending Machines	-	-	-	-	-	-	-	
Tire Processing Facility	-	-	-	-	-	-	-	
Sidewalk Cafes	-	-	-	-	-	-	-	
Sports Arenas & Stadiums	-	-	-	-	-	-	-	
Theaters that are outdoor or over 5,000 square feet in size	P <sup>(2)</sup>	-	-	-	-	-	-	
Urgent Care Facilities	-	-	-	-	-	-	-	
Veterinary Clinics & Animal Hospitals	-	-	-	-	-	-	-	
Zoological Parks	C	-	-	-	-	-	-	
Offices								
Business & Professional	-	-	-	-	-	-	-	
Government	-	-	-	-	-	-	-	
Medical, Dental, & Health Practitioner	-	-	-	-	-	-	-	
Regional & Corporate Headquarters	-	-	-	-	-	-	-	
Separately Regulated Office Uses:								
Real Estate Sales Offices & Model Homes	-	-	-	-	L	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones				
	1st & 2nd >>	OP-		OC-	OR <sup>(1)</sup> -	OF <sup>(1)</sup> -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	1 2	1
<i>Sex Offender Treatment &amp; Counseling</i>	-	-	-	-	-	-
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>						
<b>Commercial Vehicle Repair &amp; Maintenance</b>	-	-	-	-	-	-
<b>Commercial Vehicle Sales &amp; Rentals</b>	-	-	-	-	-	-
<b>Personal Vehicle Repair &amp; Maintenance</b>	-	-	-	-	-	-
<b>Personal Vehicle Sales &amp; Rentals</b>	-	-	-	-	-	-
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>	-	-	-	-	-	-
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses:</b>						
Automobile Service Stations	-	-	-	-	-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>	-	-	-	-	-	-
<b>Distribution and Storage</b>						
<b>Equipment &amp; Materials Storage Yards</b>	-	-	-	-	-	-
<b>Moving &amp; Storage Facilities</b>	-	-	-	-	-	-
<b>Distribution Facilities</b>	-	-	-	-	-	-
<b>Separately Regulated Distribution and Storage Uses:</b>						
Impound Storage Yards	-	-	-	-	-	-
Junk Yards	-	-	-	-	-	-
Temporary Construction Storage Yards Located Off-site	-	-	-	-	-	-
<b>Industrial</b>						
<b>Heavy Manufacturing</b>	-	-	-	-	-	-
<b>Light Manufacturing</b>	-	-	-	-	-	-
<b>Marine Industry</b>	-	-	-	-	-	-
<b>Research &amp; Development</b>	-	-	-	-	-	-
<b>Trucking &amp; Transportation Terminals</b>	-	-	-	-	-	-
<b>Separately Regulated Industrial Uses:</b>						

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones				
		OP-		OC-	OR <sup>(1)</sup> -	OF <sup>(11)</sup> -
		1-	2-	1-	1-	1-
		1	1	1	1	2
Hazardous Waste Research Facility		-	-	-	-	-
Hazardous Waste Treatment Facility		-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone		-	-	-	-	-
Mining and Extractive Industries		-	-	-	C <sup>(8)</sup>	C <sup>(7)</sup>
Newspaper Publishing Plants		-	-	-	-	-
Processing & Packaging of Plant Products & Animal By-Products Grown Off-Premises		-	-	-	-	-
Very Heavy Industrial Uses		-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles		-	-	-	-	-
<b>Signs</b>						
<b>Allowable Signs</b>		P	P	P	P	P
<b>Separately Regulated Signs Uses:</b>						
Community Entry Signs		-	-	-	-	-
Neighborhood Identification Signs		-	-	-	-	-
Comprehensive Sign Program		-	-	-	-	-
Revolving Projecting Signs		-	-	-	-	-
Signs with Automatic Changing Copy		-	-	-	-	-
Theater Marquees		-	-	-	-	-

**Footnotes for Table 131-02B**

- <sup>1</sup> All uses in the OR zone, except passive recreation and natural resource preservation, shall be located within the allowable development area in accordance with Section 131.0250.
- <sup>2</sup> This use is permitted only if consistent with an approved park general development plan or master plan and is subject to any requirements identified in the plan. Vending in certain public places must comply with the provisions of sections 63.0102(b)(13) and (14) and 63.20.20.
- <sup>3</sup> The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.

- 4 Excluding the maintaining, raising, feeding, or keeping of swine. The maintaining, raising, feeding, or keeping of more than 10 domestic animals requires a *premises* of at least 5 acres.
- 5 Excluding storage of vehicles, containers, chemicals, and other items that may be hazards during or after a *flood*.
- 6 The City Manager will determine if a particular use is appropriate as a passive use in conformance with an approved development plan, park plan, or other plans applicable to the property.
- 7 No *structures*, except portable *structures*, are permitted within a *floodway*.
- 8 This use is only allowed in the OR-1-2 zone subject to the regulations in Section ~~141.10054~~ and the regulations in Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations).
- 9 No driving ranges or night use are permitted within the *MHPA*.
- 10 No fill or permanent structures shall be authorized for such development in the Coastal Overlay Zone.
- 11 Within the Coastal Overlay Zone, no structures are permitted within a floodway.

*(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)*  
*(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)*  
*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*  
*(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)*  
*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*  
*(Amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)*  
*(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)*  
*(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)*  
*(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)*  
*(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)*  
*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**[Editors Note:** Amendments as adopted by O-20634 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20634-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20634-SO.pdf) ]

**Commented [GL1]:** This should reference mining and extractive industries correct?

**§131.0230 Development Regulations of Open Space Zones**

- (a) Within the open space zones no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all *development* in the open space base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

**§131.0231 Development Regulations Table for Open Space Zones**

The following development regulations apply in the open space zones as shown in Table 131-02C.

**Table 131-02C  
Development Regulations for Open Space Zones**

Development Regulations [See Section 131.0230 for Development Regulations of Open Space Zones]	Zone Designator	Zones				
	1 <sup>st</sup> & 2nd >>	OP-		OC-		OF <sup>(1)</sup> -
	3rd >>	1-	2-	1-	1-	1-
	4th >>	1	1	1	2	1
<b>Max Permitted Residential Density (DU Per Lot)</b>		--	--	1 <sup>(2)</sup>	1 <sup>(5)</sup>	--
<b>Min Lot Area (ac)</b>		--	--	10	10	10
<b>Allowable Development Area (%)</b>		--	--	25 <sup>(3)</sup>	25 <sup>(4)</sup>	--
<b>Min Lot Dimensions</b>						
Lot Width (ft)		--	--	200	200	500
Street Frontage (ft)		--	--	200	200	500
Lot Depth (ft)		--	--	200	200	500
<b>Setback Requirements</b>						
Min Front Setback (ft)		--	--	15 <sup>(6)</sup>	25	--
Min Side Setback (ft)		--	--	8 <sup>(7)</sup>	20	--
Min Street Side Setback (ft)		--	--	10 <sup>(7)</sup>	25	
Min Rear Setback (ft)		--	--	20 <sup>(8)</sup>	25	--
<b>Max Structure Height (ft)</b>		--	--	30	30	--
<b>Max Lot Coverage (%)</b>		--	--	--	10	--
<b>Max Floor Area Ratio</b>		--	--	0.45	0.10	--
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	applies
<b>Visibility Area</b> [See Section 113.0273]		applies	applies	applies	applies	applies

**Footnotes for Table 131-02C**

- <sup>1</sup> Refer to Section 143.0146 for supplemental development regulations for the OF zone.
- <sup>2</sup> See Section 131.0240(a).
- <sup>3</sup> See Section 131.0250(a).
- <sup>4</sup> See Section 131.0250(b).
- <sup>5</sup> See Section 131.0240(b).
- <sup>6</sup> See Section 131.0260(a).
- <sup>7</sup> See Section 131.0260(b).
- <sup>8</sup> See Section 131.0260(c).

*(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)*

*(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*

*(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)*

*(Amended 11-13-08 by O-19805 N.S.; effective 12-13-2008.)*

*(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)*

**[Editors Note:** Amendments as adopted by O-20634 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language  
[http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20634-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20634-SO.pdf) ]

**§131.0240 Maximum Permitted Residential Density in Open Space Zones**

- (a) Within the OR-1-1 zone, an exception to the permitted residential density of one *single dwelling unit* per *lot* may be requested as a rural cluster development through a Planned Development Permit in accordance with Process Four subject to the following:
  - (1) The proposed *development* shall comply with Chapter 14, Article 3, Division 4 (Planned Development Permit Regulations).
  - (2) Dwelling units shall be clustered within the allowable development area as described in Section 131.0250(a) and need not be located on individual *lots* provided the overall *density* does not exceed one dwelling unit per 10 acres.
  - (3) The remainder of the *premises* shall be maintained in its natural state.



- (b) Within the OR-1-2 zone, an exception to the permitted residential *density* of one *single dwelling unit* per *lot* may be requested as a rural cluster development through a Planned Development Permit in accordance with Process Four subject to the following:
  - (1) The proposed *development* shall comply with Chapter 14, Article 3, Division 4 (Planned Development Permit Regulations).
  - (2) Dwelling units shall be clustered within the allowable development area as described in Section 131.0250(b) and need not be located on individual *lots* provided the overall *density* does not exceed one dwelling unit per 10 acres, except as described in Section 131.0240(b)(4).
  - (3) The remainder of the *premises* shall be maintained in its natural state.
  - (4) Within *Proposition A Lands* an increase in *density* of up to one *dwelling unit* per 4 acres of *lot* area may be requested through a Planned Development Permit in accordance with Process Five subject to the regulations in Section 143.0402. The remainder of the *premises* shall be left undeveloped in perpetuity.

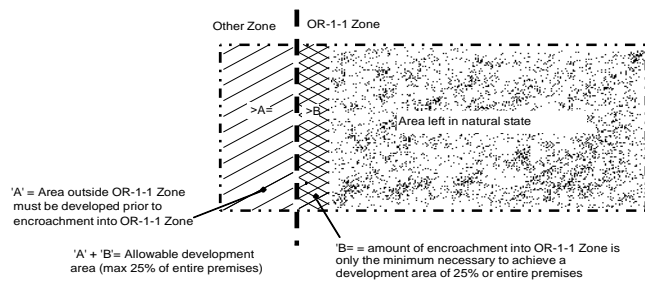
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 4-8-2008 by O-19734 N.S.; effective 5-8-2008.)

**§131.0250 Allowable Development Area in OR Zones**

- (a) Within the OR-1-1 zone, up to 25 percent of the *premises* may be developed subject to the following:
  - (1) If 25 percent or more of the entire site is not in its natural state due to existing *development*, any new *development* proposed shall occur within the disturbed portion of the site and no additional development area is permitted.
  - (2) If the OR-1-1 zone applies only to a portion of a *premises*, the following regulations apply:

- (A) If less than 25 percent of the *premises* is outside the OR-1-1 zone, the portion that is outside the OR-1-1 zone shall be developed before any *encroachment* into the OR-1-1 zoned portion. *Encroachment* into the OR-1-1 zone may be permitted to achieve a maximum development area of 25 percent of the entire site. See Diagram 131-02A.

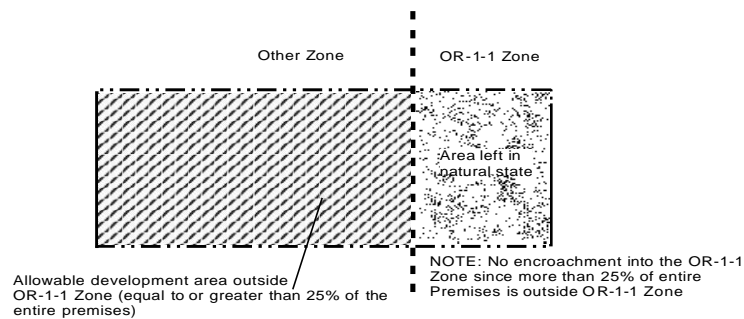
**Diagram 131-02A**  
**Allowable Development Area with Encroachment Into OR-1-1 Zone**



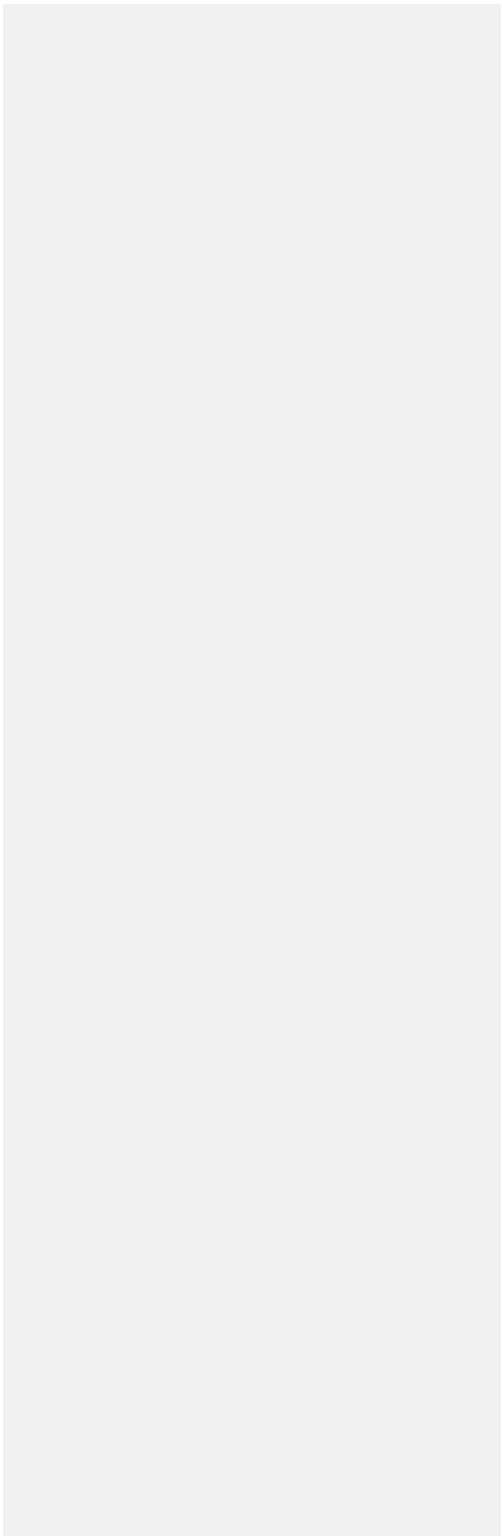
- (B) If more than 25 percent of the *premises* is outside the OR-1-1 zone, the area outside the OR-1-1 zone may be developed and no additional development area is permitted. See Diagram 131-02B.

Diagram 131-02B

Allowable Development Area Without Encroachment into OR-1-1 Zone



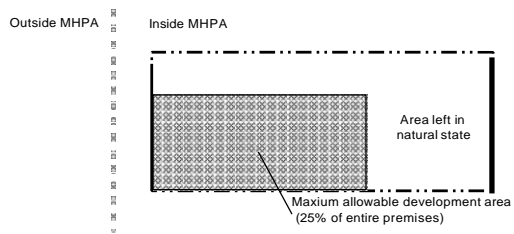
- (3) Within the Coastal Overlay Zone, only uses identified in Section 143.0130 (d) and (e) shall be permitted within *wetlands* subject to the provisions of Section 143.0141 (a) and (b).
- (4) Within the Coastal Overlay Zone, *coastal development on premises with steep hillsides containing sensitive biological resources*, or mapped as Viewshed or Geologic hazard on Map C-720, is subject to the encroachment limitations set forth in Section 143.0142(a).



- (b) A *premises* within the OR-1-2 zone, within or partially within the *MHPA* is subject to the following regulations:
- (1) If the *premises* is located entirely within the boundary of the *MHPA*, a maximum of 25 percent of the site may be developed. See Diagram 131-02C.

**Diagram 131-02C**

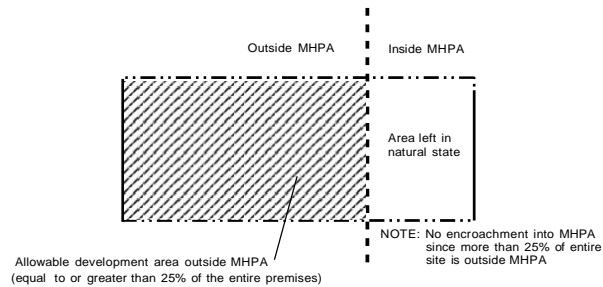
**Allowable Development Area Entirely Within MHPA**



- (2) If the *premises* is located partially within the boundary of the *MHPA*, any *development* proposed must occur on the portion of the *premises* not within the *MHPA*. See Diagram 131-02D. If the portion of the *premises* not within the *MHPA* is greater than 25 percent of the *premises* area, the allowable *development* area may include all of the area outside of the *MHPA*, except as limited by Sections 143.0141(b) and (g) and 143.0142(a)(2).

Diagram 131-02D

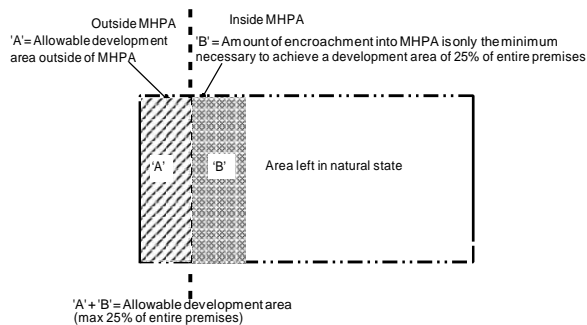
Allowable Development Area without Encroachment into MHPA



- (3) If the portion of the *premises* not within the *MHPA* boundary is less than 25 percent of the *premises* area, encroachment into the *MHPA* may be permitted to achieve a maximum development area of 25 percent of the *premises*. See Diagram 131-02E.

**Diagram 131-02E**

Allowable Development Area with Encroachment Into MHPA



- (4) Up to 5 percent of additional *development* area is permitted to accommodate essential public facilities only, as identified in the applicable land use plan as long as the total *development* area does not exceed 30 percent of the *premises*. This additional development area shall require mitigation.
- (5) The allowable development area shall be 1 acre for a *premises* with a total area of less than 4 acres provided the width of the *MHPA* is at least 1,000 feet where the *premises* is located. Mitigation will be required for any impacts from *development* in excess of 25 percent of the *premises* area.
- (6) The portions of the *premises* within the *MHPA* that are not included in the allowable development area shall be maintained in their natural state and may be used only for passive uses consistent with the *Multiple Species Conservation Program*.

- (7) *Development* within the OR-1-2 zone is subject to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations) and the Biology Guidelines in the Land Development Manual.
  - (8) Any *development* within *the MHPA* shall occur in the least sensitive areas first, in accordance with the Biology Guidelines in the Land Development Manual.
  - (9) Any exception to the allowable development area regulations in this section is subject to Section 143.0150.
  - (10) Within the Coastal Overlay Zone, only uses identified in Section 143.0130 (d) and (e) shall be permitted within *wetlands* subject to the provisions of Section 143.0141 (a) and (b).
  - (11) Within the Coastal Overlay Zone, *coastal development on premises with steep hillsides* containing *sensitive biological resources*, or mapped as Viewshed or Geologic hazard on Map C-720, is subject to the encroachment limitations set forth in Section 143.0142(a).
- (Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)

**EDITORS NOTE:**    **The Land Development Manual includes:**

Coastal Bluffs and Beaches Guidelines  
Biology Guidelines  
Historical Resources Guidelines  
Submittal Requirements for Deviations within the Coastal Overlay Zone

See RR-292248 for the Coastal Bluffs and Beaches Guidelines of the Land Development Code; RR-292249 for the Biology Guidelines of the Land Development Code; RR-292250 for the Historical Resources Guidelines of the Land Development Code; RR-292251 for the Submittal Requirements for Deviations within the Coastal Overlay Zone of the Land Development Code.



**§131.0260 Setback Requirements in the OR-1-1 Zone**

*Setbacks in the OR-1-1 Zone.*

(a) *Front Setback*

- (1) For that portion of a *lot* that fronts a *cul-de-sac*, the minimum front *setback* may be reduced to 10 feet.
- (2) For *lots* where at least one-half of the front 50 feet of the *lot* depth has a minimum slope gradient of 25 percent, the *setback* closest to the *street frontage* may be reduced to a minimum of 6 feet.

(b) *Side and Street Side Setbacks*

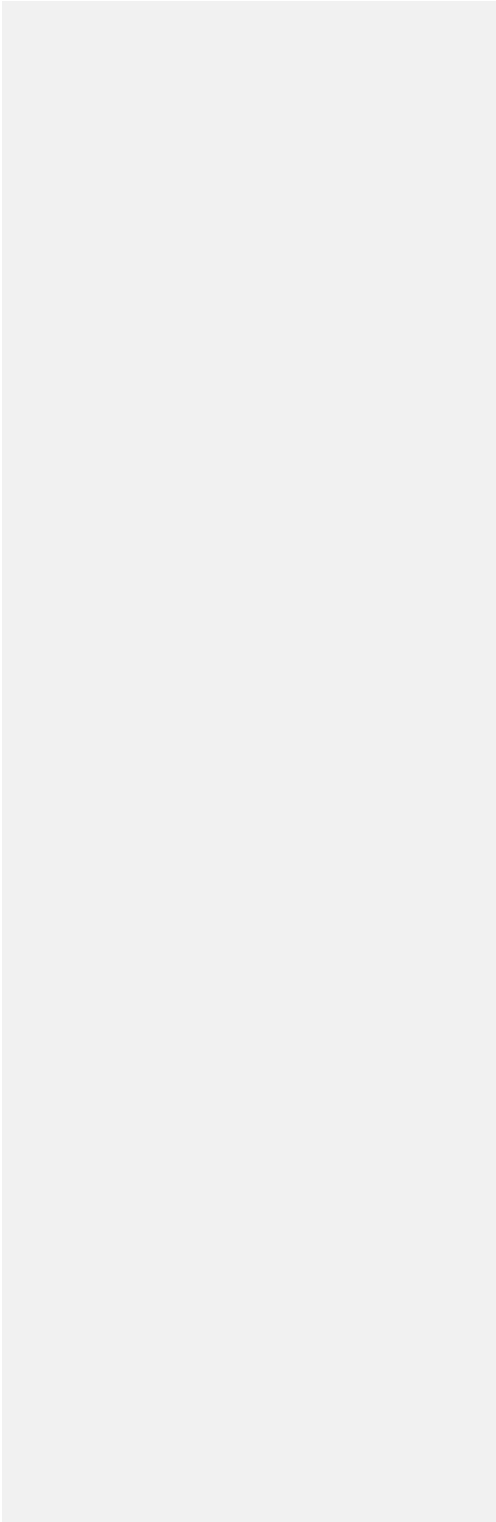
- (1) For *lots* exceeding 50 feet in width, each side *setback* shall be at least 8 feet or 10 percent of the width of the *lot*, whichever is greater, except one side *setback* may observe 8 feet as long as the combined dimensions of both side *setbacks* equals at least 20 percent of the *lot* width.
- (2) For *lots* with 40 to 50 feet in width, each side *setback* is a minimum of 4 feet.
- (3) For *lots* with less than 40 feet in width, each side *setback* may be reduced to 10 percent of the *lot* width but shall not be reduced to less than 3 feet.
- (4) The *street* side *setback* is at least 10 feet or 10 percent of the *lot* width, whichever is greater.
- (5) For irregularly shaped *lots*, such as pie shaped *lots*, the *setbacks* are based on the average *lot* width for the first 50 feet of *lot* depth.
- (6) For consolidated *lots*, the width for determining *setback* requirements is the width of the *premises* after the consolidation.

(c) *Rear Setback*

The required rear *setback* is at least 20 feet, except as follows:

- (1) For *lots* with less than 100 feet in depth, the rear *setback* is at least 10 percent of the *lot* depth, but not less than 5 feet; and
- (2) For *lots* with greater than 200 in depth, the rear *setback* is at least 10 percent of the *lot* depth.

(Added 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)



## Article 2: Overlay Zones

### Division 9: Residential Tandem Parking Overlay Zone (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

#### §132.0901 Purpose of the Residential Tandem Parking Overlay Zone

The purpose of the Residential Tandem Parking Overlay Zone is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

#### §132.0902 Where the Residential Tandem Parking Overlay Zone Applies

- (a) This overlay zone applies to property shown on Map No. C-922 filed in the office of the City Clerk under Document No.OO-19288. These areas are shown generally on Diagram 132-09A.
- (b) Table 132-09A shows the sections that contain the supplemental regulations for specific types of *development* proposals in this overlay zone.

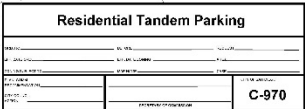
**Table 132-09A**  
**Residential Tandem Parking Overlay Zone Applicability**

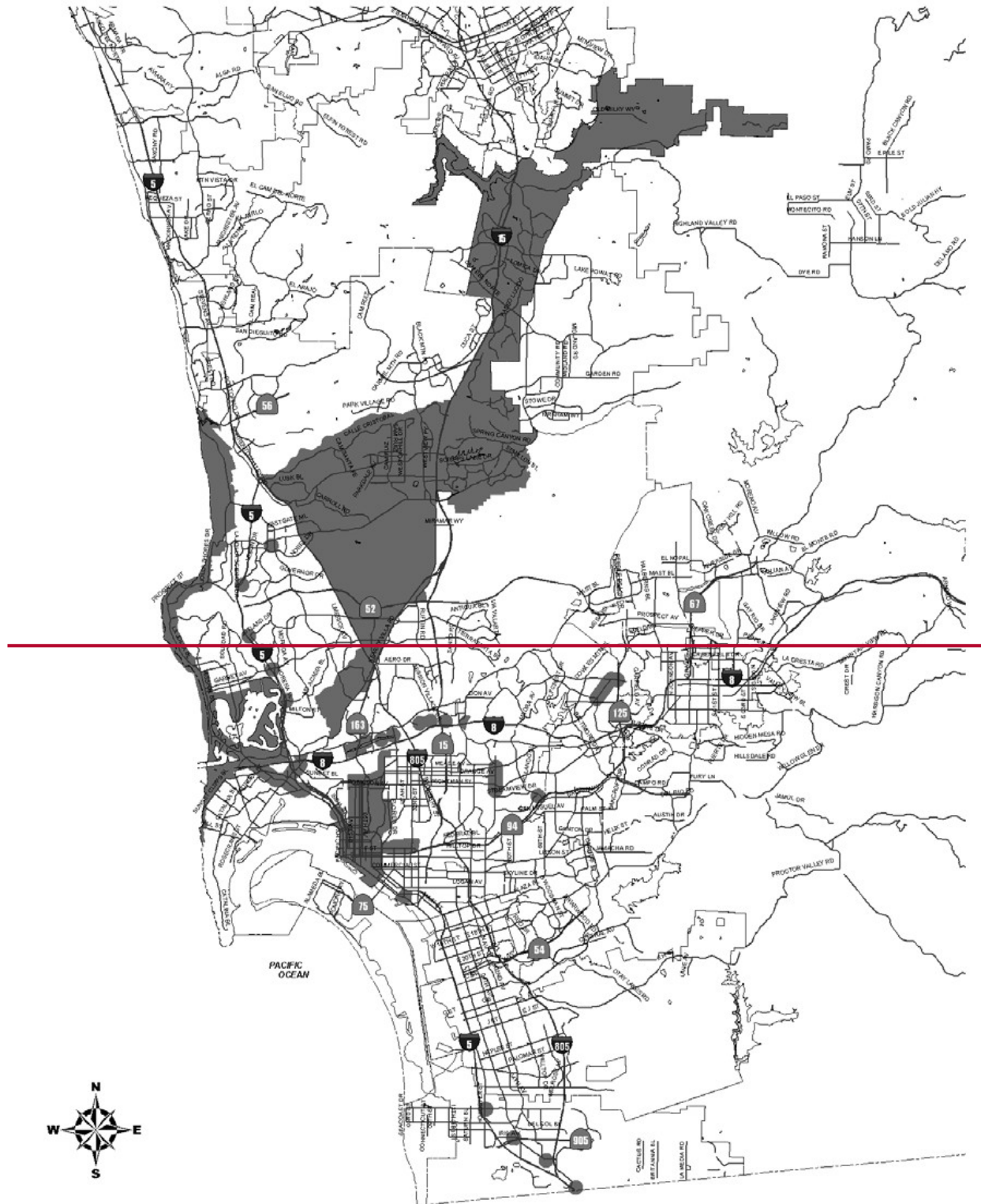
Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
Any <i>development</i> proposing tandem parking in a <i>single dwelling unit</i> or <i>multiple dwelling unit</i> zone located within this overlay zone	See Section 132.0905	No permit required by this division

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001)

(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)





### DIAGRAM 132-09A Residential Tandem Parking

This is a reproduction of Map No. C-922 for illustration purposes only.

Map Download: 6/10/2019 10:00 AM, File: 132-09A, 2019 A-10  
Scale: 1:10,000

Ch. Art. Div.

13	2	9	2
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**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:
  - (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, ~~the North Park Community Plan~~, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, and the San Pasqual Community Plan area.
  - (2) In the City Heights neighborhood of the Mid-City Community Plan Area only for *structures* with one or two dwelling units.
  - (3) If at least 25 percent of the project area is located within the Transit Area Overlay Zone as shown in Diagram 132-10A and the project area is not located in ~~the Greater North Park Community Plan area~~, the Pacific Beach Community Plan area, the Southeast San Diego Community Plan area, the Skyline/Paradise Hills Community Plan Area, or the Mid-City Communities Plan area other than the City Heights neighborhood.
  - (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.
  - (5) If a Neighborhood Development Permit is granted in accordance with Section 126.0402 to count tandem parking as two parking spaces toward the off-street parking requirement in any location not provided for in Section 132.0905(a)(1) through (4).
- (b) At least one of the two parking spaces shall be within a completely enclosed *structure*.
- (c) Both of the tandem spaces shall be assigned to the same dwelling unit.
- (d) The tandem parking spaces shall be assigned, and the use restrictions shall be enforced, by the owner of the *premises* or the owner's assigned representative.

(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)



**Article 1: Base Zones**

**Division 5: Commercial Base Zones**

(“Commercial Base Zones” added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0501 Purpose of Commercial Zones**

The purpose of the commercial zones is to provide for the employment, shopping, services, recreation, and lodging needs of the residents of and visitors to the City. The intent of the commercial zones is to provide distinct regulations for size, intensity, and design to reflect the variety of the desired *development* patterns within San Diego’s communities.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0502 Purpose of the CN (Commercial--Neighborhood) Zones**

- (a) The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity *developments* that are consistent with the character of the surrounding residential areas. The zones in this category may include residential *development*. Property within the CN zones will be primarily located along local and selected collector *streets*.
- (b) The CN zones are differentiated based on the permitted *lot* size and pedestrian orientation as follows:
  - CN-1-1 allows *development* of a limited size with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 3,000 square feet of *lot* area
  - CN-1-2 allows *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CN-1-3 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CN-1-4 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area



- CN-1-5 allows *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each ~~6~~800 square feet of *lot* area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20512-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20512-SO.pdf) ]

#### §131.0503 Purpose of the CR (Commercial--Regional) Zones

- (a) The purpose of the CR zones is to provide areas for a broad mix of business/professional office, commercial service, retail, wholesale, and limited manufacturing uses. The CR zones are intended to accommodate large-scale, high intensity *developments*. Property within these zones will be primarily located along major *streets*, primary arterials, and major public transportation lines.
- (b) The CR zones are designed for auto-oriented *development* and are differentiated based on the uses allowed as follows:
  - CR-1-1 allows a mix of regional serving commercial uses and residential uses with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CR-2-1 allows regional serving commercial and limited industrial uses with an auto orientation but no residential use

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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**§131.0504 Purpose of the CO (Commercial--Office) Zones**

- (a) The purpose of the CO zones is to provide areas for employment uses with limited, complementary retail uses and residential use as specified. The CO zones are intended to apply in large-scale activity centers or in specialized areas where a full range of commercial activities is not desirable.
- (b) The CO zones are differentiated based on the uses and development scale allowed as follows:
  - (1) The following zones allow residential *development*:
    - CO-1-1 is intended to accommodate a mix of office and residential uses with a neighborhood scale and orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
    - CO-1-2 is intended to accommodate a mix of office and residential uses that serve as an employment center and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - (2) The following zones prohibit residential *development*:
    - CO-2-1 is intended to accommodate office uses with a neighborhood scale and orientation
    - CO-2-2 is intended to accommodate office uses that serve as an employment center
  - (3) The following zones allow residential *development* in a pedestrian oriented development:
    - CO-3-1 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot* area
    - CO-3-2 is intended to accommodate a mix of office and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot* area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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**§131.0505 Purpose of the CV (Commercial--Visitor) Zones**

- (a) The purpose of the CV zones is to provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.
- (b) The CV zones are differentiated based on *development* size and orientation as follows:
  - CV-1-1 is intended to accommodate a mix of large-scale, visitor-serving uses and residential uses and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CV-1-2 is intended to accommodate a mix of visitor-serving uses and residential uses with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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**§131.0506 Purpose of the CP (Commercial--Parking) Zone**

The purpose of the CP zone is to provide off-street parking areas for passenger automobiles. The CP zone is intended to be applied in conjunction with established commercial areas to provide needed or required off-street parking.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

**§131.0507 Purpose of the CC (Commercial--Community) Zones**

- (a) The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines.
- (b) The CC zones are differentiated based on the uses allowed and regulations as follows:
  - (1) The following zones allow a mix of community-serving commercial uses and residential uses:
    - CC-1-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
    - CC-1-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
    - CC-1-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - (2) The following zones allow community-serving uses with no residential uses:
    - CC-2-1 is intended to accommodate *development* with strip commercial characteristics
    - CC-2-2 is intended to accommodate *development* with high intensity, strip commercial characteristics

- CC-2-3 is intended to accommodate *development* with an auto orientation
  - CC-2-4 is intended to accommodate *development* with a pedestrian orientation
  - CC-2-5 is intended to accommodate *development* with a high intensity, pedestrian orientation
- (3) The following zones allow a mix of pedestrian-oriented, community-serving commercial uses and residential uses:
- CC-3-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
  - CC-3-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
  - CC-3-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot area*
  - CC-3-7 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 800 square feet of *lot area*
  - CC-3-8 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 600 square feet of *lot area*
  - CC-3-9 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 400 square feet of *lot area*
- (4) The following zones allow heavy commercial uses and residential uses:
- CC-4-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*
  - CC-4-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot area*

- CC-4-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-4-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-4-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-4-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area
- (5) The following zones allow a mix of heavy commercial and limited industrial uses and residential uses:
- CC-5-1 is intended to accommodate *development* with strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-5-2 is intended to accommodate *development* with high intensity, strip commercial characteristics and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-5-3 is intended to accommodate *development* with an auto orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-5-4 is intended to accommodate *development* with a pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-5-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,500 square feet of *lot* area
  - CC-5-6 is intended to accommodate *development* with a high intensity, pedestrian orientation and permits a maximum *density* of 1 *dwelling unit* for each 1,000 square feet of *lot* area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

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**§131.0515 Where Commercial Zones Apply**

On the effective date of Ordinance O-18692, all commercial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 were amended and replaced with the base zones established in this division.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*

*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*

**§131.0520 Use Regulations of Commercial Zones**

The regulations of Section 131.0522 apply in the commercial zones where indicated in Table 131-05B.

- (a) The uses permitted in any commercial zone may be further limited by the following:
  - (1) Section 131.0540 (Maximum permitted residential *density* and other residential regulations);
  - (2) Use limitations applicable to the Airport Land Use Compatibility Overlay Zone (Chapter 13, Article 2, Division 15); -
  - (3) The presence of *environmentally sensitive lands*, pursuant to Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations); or
  - (4) Any other applicable provision of the San Diego Municipal Code.
- (b) Within the commercial zones, no *structure* or improvement, or portion thereof, shall be constructed, established, or altered, nor shall any *premises* be used or maintained except for one or more of the purposes or activities listed in Table 131-05B. It is unlawful to establish, maintain, or use any *premises* for any purpose or activity not listed in this section or Section 131.0522.
- (c) All uses or activities permitted in the commercial zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) *Accessory uses* in the commercial zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the commercial zones for a limited period of time with a Temporary Use Permit in accordance with Chapter 12, Article 3, Division 4.
- (f) For any use that cannot be readily classified, the City Manager shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 10-25-2011 by O-20047 N.S.; effective 1-1-2012.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)



**§131.0522 Use Regulations Table for Commercial Zones**

The uses allowed in the commercial zones are shown in Table 131-05B.

**Legend for Table 131-05B**

Symbol in Table 131-05B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i> . Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

**Table 131-05B**  
**Use Regulations Table for Commercial Zones**

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
		1-					1-	2-	1-		2-		3-		1-	1-	
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Open Space																	
Active Recreation		-					-	-	-	-	-	-	-	-	-	-	
Passive Recreation		-					-	-	-	-	-	-	-	-	-	-	
Natural Resources Preservation		-					-	-	-	-	-	-	-	-	-	-	
Park Maintenance Facilities		-					-	-	-	-	-	-	-	-	-	-	
Agriculture																	
Agricultural Processing		-					-	-	-	-	-	-	-	-	-	-	
Aquaculture Facilities		-					-	-	-	-	-	-	-	-	-	-	
Dairies		-					-	-	-	-	-	-	-	-	-	-	
Horticulture Nurseries & Greenhouses		-					-	-	-	-	-	-	-	-	-	-	
Raising & Harvesting of Crops		-					-	-	-	-	-	-	-	-	-	-	
Raising, Maintaining & Keeping of Animals		-					-	-	-	-	-	-	-	-	-	-	
Separately Regulated Agriculture Uses																	
Agricultural Equipment Repair Shops		-					P	P	-	-	-	-	-	-	-	-	
Commercial Stables		-					-	-	-	-	-	-	-	L	-	-	
Community Gardens		L					L	L	L	L	-	-	-	L	L	-	
Equestrian Show & Exhibition Facilities		-					-	-	-	-	-	-	-	C	-	-	
Open Air Markets for the Sale of Agriculture-related Products & Flowers		-					-	-	-	-	-	-	-	-	-	-	
Residential																	
Mobilehome Parks		-					-	-	-	-	-	-	-	-	-	-	
Multiple Dwelling Units		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	
Rooming House [See Section 131.0112(a)(3)(A)]		P <sup>(2)</sup>					P	-	P	-	P	-	P	P <sup>(2)</sup>	-	-	
Shopkeeper Units		P <sup>(2)</sup>					P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	-	P <sup>(2)</sup>	P <sup>(2)</sup>	-	-	
Single Dwelling Units		-					-	-	-	-	-	-	-	-	-	-	
Separately Regulated Residential Uses																	
Boarder & Lodger Accommodations		L <sup>(2)</sup>					L	-	L	-	-	-	-	L <sup>(2)</sup>	-	-	
Companion Units		-					-	-	-	-	-	-	-	-	-	-	
Employee Housing:																	
6 or Fewer Employees		-					-	-	-	-	-	-	-	-	-	-	

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones													
	1st & 2nd >>	CN <sup>(1)</sup> -				CR-		CO-						CV-	CP-
	3rd >>	1-				1-	2-	1-	2-	3-	1-	2-	1-	2-	1-
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1
12 or Fewer Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Greater than 12 Employees		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraternities, Sororities and Student Dormitories		C <sup>(2)</sup>				C	-	C	-	-	C <sup>(2)</sup>	-	-	-	-
Garage, Yard, & Estate Sales		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Guest Quarters		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Home Occupations		L	L	-	L	-	L	-	L	-	L	L	-	-	-
Housing for Senior Citizens		C <sup>(2)</sup>				C	-	C	-	C	C <sup>(2)</sup>	-	-	-	-
Live/Work Quarters		-	-	-	-	-	-	-	-	-	L	-	-	-	-
Residential Care Facilities:															
6 or Fewer Persons		P <sup>(2)</sup>				P	-	P	-	P	P <sup>(2)</sup>	-	-	-	-
7 or More Persons		C <sup>(2)</sup>				C	-	C	-	C	C <sup>(2)</sup>	-	-	-	-
Transitional Housing:															
6 or Fewer Persons		P <sup>(2)</sup>				P	-	P	-	P	P <sup>(2)</sup>	-	-	-	-
7 or More Persons		C <sup>(2)</sup>				C	-	C	-	C	C <sup>(2)</sup>	-	-	-	-
Watchkeeper Quarters		-	-	-	-	L	-	-	-	-	-	-	-	-	-
<b>Institutional</b>															
<b>Separately Regulated Institutional Uses</b>															
Airports		-	-	-	-	-	C	C	C	C	-	C <sup>(10)</sup>	-	-	-
Botanical Gardens & Arboretums		-	-	-	-	-	P	P	C	C	-	P	-	-	-
Cemeteries, Mausoleums, Crematories		-	-	-	-	-	C	C	C	C	-	C <sup>(10)</sup>	-	-	-
Correctional Placement Centers		-	-	-	-	-	C	C	C	C	-	C <sup>(10)</sup>	-	-	-
Educational Facilities:															
Kindergarten through Grade 12		C <sup>(10)</sup>				C	C	C	C	C	C	C <sup>(10)</sup>	-	-	-
Colleges / Universities		-	-	-	-	-	C	C	C	C	C	C <sup>(10)</sup>	-	-	-
Vocational / Trade School		-	-	-	-	-	P	P	P	P	C	-	-	-	-
Energy Generation & Distribution Facilities		C <sup>(10)</sup>				P	C	P	P	P	P	P <sup>(10)</sup>	-	-	-
Exhibit Halls & Convention Facilities		-	-	-	-	-	P	P	C	C	-	P	-	-	-
Flood Control Facilities		L	L	L	L	L	L	L	L	L	L	L	-	-	-
Historical Buildings Used for Purposes Not Otherwise Allowed		C <sup>(10)</sup>				C	C	C	C	C	C	C <sup>(10)</sup>	-	-	-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																
	1st & 2nd >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-	
	3rd >>	1-					1-	2-	1-		2-		3-	1-		1-		
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1	
Homeless Facilities:																		
Congregate Meal Facilities		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-				
Emergency Shelters		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-				
Homeless Day Centers		C <sup>(10)</sup>					C	-	C	C	C	C	C <sup>(10)</sup>	-				
Hospitals, Intermediate Care Facilities & Nursing Facilities		-					P	P	C	C	C	C	P <sup>(10)</sup>	-				
Interpretive Centers		-					-	-	-	-	-	-	-	-				
Museums		-					P	P	C	C	C	C	P	-				
Major Transmission, Relay, or Communications Switching Stations		-					C	C	C	C	C	C	C <sup>(10)</sup>	-				
Satellite Antennas		L					L	L	L	L	L	L	L	L				
Social Service Institutions		-					C	C	C	C	C	C	C <sup>(10)</sup>	-				
Solar Energy Systems		L					L	L	L	L	L	L	L	L				
Wireless Communication Facility:																		
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L					L	L	L	L	L	L	L	L				
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N					N	N	N	N	N	N	N	N				
Wireless communication facility in the public right-of-way with above ground equipment		C					C	C	C	C	C	C	C	C				
Wireless communication facility outside the public right-of-way		L					L	L	L	L	L	L	L	L				
Retail Sales																		
Building Supplies & Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-				
Food, Beverages and Groceries		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-				
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(3,11)</sup>	P <sup>(13)</sup>	-				
Pets & Pet Supplies		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	-	-				
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	P <sup>(11)</sup>	-				
Wearing Apparel & Accessories		P <sup>(11)</sup>					P <sup>(11)</sup>	P <sup>(11)</sup>	-	-	-	-	P <sup>(11)</sup>	-				
Separately Regulated Retail Sales Uses																		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
		CN <sup>(1)</sup> -					CR-		CO-					
		1-					1-	2-	1-	2-	3-	1-	1-	
		1	2	3	4	5	1	1	1	2	1	2	1	2
Agriculture Related Supplies & Equipment	1st & 2nd >>	-					P	P	-	-	-	-	-	-
Alcoholic Beverage Outlets	3rd >>	L					L	L	L	L	L	L	L	-
Farmers' Markets	4th >>													
Weekly Farmers' Markets		L					L	L	L	L	L	L	L	L
Daily Farmers' Market Stands		L					L	L	L	L	L	L	L	-
Plant Nurseries		P					P	P	-	-	-	-	-	-
Retail Farms		L					L	L	L	L	L	L	-	-
Retail Tasting Stores		L					L	L	L	L	L	L	L	-
Swap Meets & Other Large Outdoor Retail Facilities		-					C	C	-	-	-	C <sup>(10)</sup>	-	-
<b>Commercial Services</b>														
Building Services		-					P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	-	-	-
Business Support		P					P	P	P <sup>(5)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	-	-	-
Eating & Drinking Establishments		P <sup>(4)(16)</sup>					P <sup>(16)</sup>	P <sup>(16)</sup>	P <sup>(5,16)</sup>	P <sup>(5,16)</sup>	P <sup>(5,16)</sup>	P <sup>(16)</sup>	-	-
Financial Institutions		P					P	P	P	P	P	-	-	-
Funeral & Mortuary Services		-					P	P	-	-	-	-	-	-
Instructional Studios		P					P	P	P	P	P	P <sup>(12)</sup>	-	-
Maintenance & Repair		P					P	P	P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>	-	-	-
Off-site Services		-					P	P	-	-	-	-	-	-
Personal Services		P					P	P	-	-	-	P	-	-
Radio & Television Studios		-					P	P	-	-	-	-	-	-
Tasting Rooms		-					-	-	-	-	-	-	-	-
Visitor Accommodations		P					P	P	-	-	-	P	-	-
<b>Separately Regulated Commercial Services Uses</b>														
Adult Entertainment Establishments:														
Adult Book Store		L					L	L	-	-	-	-	-	-
Adult Cabaret		-					L	L	-	-	-	L	-	-
Adult Drive-In Theater		-					L	L	-	-	-	L	-	-
Adult Mini-Motion Picture Theater		-					L	L	-	-	-	L	-	-
Adult Model Studio		L					L	L	-	-	-	L	-	-
Adult Motel		-					L	L	-	-	-	L	-	-
Adult Motion Picture Theater		-					L	L	-	-	-	L	-	-
Adult Peep Show Theater		-					L	L	-	-	-	L	-	-
Adult Theater		-					L	L	-	-	-	L	-	-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones												
		CN <sup>(1)</sup> -					CR-		CO-					
		1-					1-	2-	1-			2-		3-
		1	2	3	4	5	1	1	1	2	1	2	1	2
Body Painting Studio							L	L	L	-	-	-	L	-
Massage Establishment							L	L	L	-	-	-	-	-
Sexual Encounter Establishment							L	L	L	-	-	-	L	-
Assembly and Entertainment Uses, Including Places of Religious Assembly							L <sup>(10)</sup>	L	L	L	L	L	L <sup>(10)</sup>	-
Bed & Breakfast Establishments:														
1-2 Guest Rooms							-	P	P	-	-	-	P	-
3-5 Guest Rooms							-	P	P	-	-	-	P	-
6+ Guest Rooms							-	P	P	-	-	-	P	-
Boarding Kennels/Pet Day Care							L	L	L	N	N	-	N <sup>(10)</sup>	-
Camping Parks							-	C	C	C	C	-	C	-
Child Care Facilities:														
Child Care Centers							L	L	-	L	L	L	L <sup>(10)</sup>	-
Large Family Child Care Homes							L	L	-	L	L	L	L <sup>(10)</sup>	-
Small Family Child Care Homes							L	L	-	L	L	L	L	-
Eating and Drinking Establishments with a Drive-in or Drive-through Component							-C	-	-	-	P	P	-	-
Fairgrounds							-	C	C	-	-	-	C	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses							-	C	C	C	C	-	C	-
Helicopter Landing Facilities							-	C	C	C	C	C	C <sup>(10)</sup>	-
Massage Establishments, Specialized Practice							L	L	L	-	-	-	L <sup>(14)</sup>	-
Medical Marijuana Consumer Cooperatives							-	-	C	-	-	-	-	-
Mobile Food Trucks							L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>	L <sup>(15)</sup>
Nightclubs & Bars Over 5,000 Square Feet in Size							-	C	C	C	C	C	C	-
Parking Facilities as a Primary Use:														
Permanent Parking Facilities							-	P	P	C	C	-	C	P
Temporary Parking Facilities							-	N	N	C	C	C	C	N
Private Clubs, Lodges and Fraternal Organizations							P <sup>(10)</sup>	P	P	P	P	P	P <sup>(10)</sup>	-
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(9)</sup>							-	P	P	C	C	-	C	-
Pushcarts:														
Pushcarts on Private Property							L	L	L	L	L	L	L	-
Pushcarts in Public Right-of-Way							N	N	N	N	N	N	N	-

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones															
	Designator																
	1st & 2nd >>	CN <sup>(1)</sup> -				CR-		CO-						CV-		CP-	
	3rd >>	1-				1-	2-	1-	2-	3-	1-	2-	1-	2-			
	4th >>	1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
Recycling Facilities:																	
Large Collection Facility		N				N	N	N	N	N	N	N	N <sup>(10)</sup>	-	-		
Small Collection Facility		L				L	L	L	L	L	L	L	L <sup>(10)</sup>	-	-		
Large Construction & Demolition Debris Recycling Facility		-				-	-	-	-	-	-	-	-	-	-		
Small Construction & Demolition Debris Recycling Facility		-				-	-	-	-	-	-	-	-	-	-		
Drop-off Facility		L				L	L	L	L	L	L	L	L	-	-		
Green Materials Composting Facility		-				-	-	-	-	-	-	-	-	-	-		
Mixed Organic Composting Facility		-				-	-	-	-	-	-	-	-	-	-		
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-				-	-	-	-	-	-	-	-	-	-		
Large Processing Facility Accepting All Types of Traffic		-				-	-	-	-	-	-	-	-	-	-		
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-				-	-	-	-	-	-	-	-	-	-		
Small Processing Facility Accepting All Types of Traffic		-				-	-	-	-	-	-	-	-	-	-		
Reverse Vending Machines		L				L	L	L	L	L	L	L	L	-	-		
Tire Processing Facility		-				-	-	-	-	-	-	-	-	-	-		
Sidewalk Cafes		L				L	L	L	L	L	L	L	L	-	-		
Sports Arenas & Stadiums		-				C	C	C	C	C	-	C	-	-	-		
Theaters that are Outdoor or Over 5,000 Square Feet in Size		-				C	C	C	C	C	-	C	-	-	-		
Urgent Care Facilities		N				N	N	N	N	N	N	N <sup>(10)</sup>	-	-	-		
Veterinary Clinics & Animal Hospitals		L				L	L	N	N	N	N	-	-	-	-		
Zoological Parks		-				-	-	-	-	-	-	-	-	-	-		
Offices																	
Business & Professional		P <sup>(7)</sup>				P	P	P	P	P	P	P	-	-	-		
Government		P				P	P	P	P	P	P	P	-	-	-		
Medical, Dental & Health Practitioner		P				P	P	P	P	P	P	P <sup>(10)</sup>	-	-	-		
Regional & Corporate Headquarters		P				P	P	P	P	P	P	-	-	-	-		

Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones															
	1st & 2nd >>  3rd >>  4th >>	CN <sup>(1)</sup> -					CR-		CO-						CV-		CP-
		1-					1-	2-	1-		2-		3-		1-	1-	
		1	2	3	4	5	1	1	1	2	1	2	1	2	1	2	1
<b>Separately Regulated Office Uses</b>																	
Real Estate Sales Offices & Model Homes		L					L	-	L	L	L	L	L	L	-	-	
<i>Sex Offender</i> Treatment & Counseling		L					L	L	L	L	L	L	L <sup>(10)</sup>	-	-		
<b>Vehicle &amp; Vehicular Equipment Sales &amp; Service</b>																	
<b>Commercial Vehicle Repair &amp; Maintenance</b>		-					P	P	-	-	-	-	-	-	-		
<b>Commercial Vehicle Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-		
<b>Personal Vehicle Repair &amp; Maintenance</b>		-					P	P	-	-	-	-	-	-	-		
<b>Personal Vehicle Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-		
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		-					P	P	-	-	-	-	-	-	-		
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>																	
Automobile Service Stations		-					N	N	C	C	C	C	C	-	-		
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-					C	C	-	-	-	-	-	-	-		
<b>Distribution and Storage</b>																	
<b>Equipment &amp; Materials Storage Yards</b>		-					-	P	-	-	-	-	-	-	-		
<b>Moving &amp; Storage Facilities</b>		-					-	P	-	-	-	-	-	-	-		
<b>Distribution Facilities</b>		-					-	P <sup>(8)</sup>	-	-	-	-	-	-	-		
<b>Separately Regulated Distribution and Storage Uses</b>																	
Impound Storage Yards		-					-	C	-	-	-	-	-	-	-		
Junk Yards		-					-	-	-	-	-	-	-	-	-		
Temporary Construction Storage Yards Located Off-site		L					L	L	L	L	L	L	L	-	-		
<b>Industrial</b>																	
<b>Heavy Manufacturing</b>		-					-	-	-	-	-	-	-	-	-		
<b>Light Manufacturing</b>		-					-	P <sup>(8)</sup>	-	-	-	-	-	-	-		
<b>Marine Industry</b>		-					-	-	-	-	-	-	-	-	-		
<b>Research &amp; Development</b>		-					P	P	P	P	P	P	-	-	-		
<b>Trucking &amp; Transportation Terminals</b>		-					P	P	-	-	-	-	-	-	-		
<b>Separately Regulated Industrial Uses</b>																	
<u>Artisan Food and Beverage Producer</u>		<u>N</u>					<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<i>Hazardous Waste</i> Research Facility		-					-	-	-	-	-	-	-	-	-		



Use Categories/Subcategories  [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones													
		CN <sup>(1)</sup> -				CR-		CO-						CV-	CP-
		1-				1-	2-	1-	2-	3-	1-	2-	1-	2-	1-
		1	2	3	4	5	1	1	1	2	1	2	1	2	1
Hazardous Waste Treatment Facility		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Marine Related Uses Within the Coastal Overlay Zone		-	-	-	-	-	C	C	C	L	-	-	C	-	-
Mining and Extractive Industries		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Newspaper Publishing Plants		-	-	-	-	-	C	C	C	C	-	-	C <sup>(10)</sup>	-	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Heavy Industrial Uses		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wrecking & Dismantling of Motor Vehicles		-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Signs</b>															
<b>Allowable Signs</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Separately Regulated Signs Uses</b>															
Community Entry Signs		L	L	L	L	L	L	L	L	L	L	L	L	L	L
Neighborhood Identification Signs		-	-	-	-	-	-	-	-	-	-	-	-	-	-
Comprehensive Sign Program		N	N	N	N	N	N	N	N	N	N	N	N	N	N
Revolving Projecting Signs		N	N	N	N	N	N	N	N	N	N	N	N	N	N
Signs with Automatic Changing Copy		N	N	N	N	N	N	N	N	N	N	N	N	N	N
Theater Marquees		-	-	-	-	-	N	N	-	-	-	-	N	-	-

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																								
	Designator	CC-																								
	1st & 2nd >>																									
	3rd >>>	1-		2-		3-				4-				5-												
4th >>>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6
Open Space																										
Active Recreation	-		-		-				-				-													
Passive Recreation	-		-		-				-				-													
Natural Resources Preservation	-		-		-				-				-													
Park Maintenance Facilities	-		-		-				-				-													
Agriculture																										
Agricultural Processing	-		-		-				-				-													
Aquaculture Facilities	-		-		-				-				-													
Dairies	-		-		-				-				-													
Horticulture Nurseries & Greenhouses	-		-		-				-				-													
Raising & Harvesting of Crops	-		-		-				-				-													
Raising, Maintaining & Keeping of Animals	-		-		-				-				-													
Separately Regulated Agriculture Uses																										
Agricultural Equipment Repair Shops	P		P		-				P				P													
Commercial Stables	-		-		-				-				-													
Community Gardens	L		L		L				L				L													
Equestrian Show & Exhibition Facilities	-		-		-				-				-													
Open Air Markets for the Sale of Agriculture-Related Products & Flowers	-		-		-				-				-													
Residential																										
Mobilehome Parks	-		-		-				-				-													
Multiple Dwelling Units	P <sup>(2)</sup>		-		P <sup>(2)</sup>				P <sup>(2)</sup>				P <sup>(2)</sup>													
Rooming House [See Section 131.0112(a)(3)(A)]	P		-		P				P				P													
Shopkeeper Units	P		-		P				P				P													
Single Dwelling Units	-		-		-				-				-													
Separately Regulated Residential Uses																										
Boarder & Lodger Accommodations	L		-		L				L				L													
Companion Units	-		-		-				-				-													
Employee Housing:																										
6 or Fewer Employees	-		-		-				-				-													
12 or Fewer Employees	-		-		-				-				-													
Greater than 12 Employees	-		-		-				-				-													
Fraternities, Sororities and Student Dormitories	C		-		C				C				C													
Garage, Yard, & Estate Sales	-		-		-				-				-													

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																														
	1st & 2nd >> 3rd >> 4th >>	CC-																														
		1-			2-			3-						4-						5-												
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5
Guest Quarters		-			-			-						-					-													
Home Occupations		L			-			L						L					L													
Housing for Senior Citizens		C			-			C						C					C													
Live/Work Quarters		L			-			L						L					L													
Residential Care Facilities:																																
6 or Fewer Persons		P			-			P						P					P													
7 or More Persons		C			-			C						C					C													
Transitional Housing:																																
6 or Fewer Persons		P			-			P						P					P													
7 or More Persons		C			-			C						C					C													
Watchkeeper Quarters		-			L			-						-					-													
<b>Institutional</b>																																
<b>Separately Regulated Institutional Uses</b>																																
Airports		C			C			C						C					C													
Botanical Gardens & Arboretums		C			C			C						C					C													
Cemeteries, Mausoleums, Crematories		C			C			C						C					C													
Correctional Placement Centers		C			C			C						C					C													
Educational Facilities:																																
Kindergarten through Grade 12		C			C			C						C					C													
Colleges / Universities		C			C			-						C					C													
Vocational / Trade School		P			P			-						P					P													
Energy Generation & Distribution Facilities		P			C			C						C					C													
Exhibit Halls & Convention Facilities		C			C			C						C					C													
Flood Control Facilities		L			L			L						L					L													
Historical Buildings Used for Purposes Not Otherwise Allowed		C			C			C						C					C													
Homeless Facilities:																																
Congregate Meal Facilities		C			-			C						C					C													
Emergency Shelters		C			-			C						C					C													
Homeless Day Centers		C			-			C						C					C													
Hospitals, Intermediate Care Facilities & Nursing Facilities		C			C			C						C					C													
Interpretive Centers		-			-			-						-					-													
Museums		C			C			P						C					C													
Major Transmission, Relay, or Communications Switching Stations		C			C			C						C					C													
Satellite Antennas		L			L			L						L					L													

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																																			
	1st & 2nd >>	CC-																																			
	3rd >>>	1-			2-			3-			4-			5-																							
	4th >>>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6				
Social Service Institutions		C			C			C			C			C																							
Solar Energy Systems		L			L			L			L			L																							
Wireless Communication Facility:																																					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		L			L			L			L			L																							
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		N			N			N			N			N																							
Wireless communication facility in the public right-of-way with above ground equipment		C			C			C			C			C																							
Wireless communication facility outside the public right-of-way		L			L			L			L			L																							
Retail Sales																																					
Building Supplies & Equipment		P <sup>(11)</sup>			P <sup>(11)</sup>			-			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Food, Beverages and Groceries		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Consumer Goods, Furniture, Appliances, Equipment		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Pets & Pet Supplies		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Sundries, Pharmaceutical, & Convenience Sales		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Wearing Apparel & Accessories		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>																	
Separately Regulated Retail Sales Uses																																					
Agriculture Related Supplies & Equipment		-			-			-			P			P			P			P																	
Alcoholic Beverage Outlets		L			L			L			L			L			L			L																	
Farmers' Markets																																					
Weekly Farmers' Markets		L			L			L			L			L			L			L																	
Daily Farmers' Market Stands		L			L			L			L			L			L			L																	
Plant Nurseries		P			P			P			P			P			P			P																	
Retail Farms		L			L			L			L			L			L			L																	
Retail Tasting Rooms		L			L			L			L			L			L			L																	
Swap Meets & Other Large Outdoor Retail Facilities		-			-			-			-			-			-			C																	
Commercial Services																																					
Building Services		-			-			-			P			P			P			P																	
Business Support		P			P			P			P			P			P			P																	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones																							
	1st & 2nd >> 3rd >> 4th >>		CC-																							
			1-			2-			3-			4-			5-											
			1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4
Eating & Drinking Establishments			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>			P <sup>(16)</sup>											
Financial Institutions			P			P			P			P			P											
Funeral & Mortuary Services			P			P			P			P			P											
Instructional Studios			P			P			P			P			P											
Maintenance & Repair			P			P			P			P			P											
Off-site Services			-			-			-			P			P											
Personal Services			P			P			P			P			P											
Radio & Television Studios			P			P			P			P			P											
Tasting Rooms			_(17)			_(17)			_(17)			_(17)			_(17)											
Visitor Accommodations			P			P			P			P			P											
Separately Regulated Commercial Services Uses																										
Adult Entertainment Establishments:																										
Adult Book Store			L			L			L			L			L											
Adult Cabaret			L			L			L			L			L											
Adult Drive-In Theater			L			L			L			L			L											
Adult Mini-Motion Picture Theater			L			L			L			L			L											
Adult Model Studio			L			L			L			L			L											
Adult Motel			L			L			L			L			L											
Adult Motion Picture Theater			L			L			L			L			L											
Adult Peep Show Theater			L			L			L			L			L											
Adult Theater			L			L			L			L			L											
Body Painting Studio			L			L			L			L			L											
Massage Establishment			L			L			-			-			L											
Sexual Encounter Establishment			L			L			L			L			L											
Assembly and Entertainment Uses, Including Places of Religious Assembly			L			L			L			L			L											
Bed & Breakfast Establishments:																										
1-2 Guest Rooms			P			P			P			P			P											
3-5 Guest Rooms			P			P			P			P			P											
6+ Guest Rooms			P			P			P			P			P											
Boarding Kennels/Pet Day Care			L			L			L			L			L											
Camping Parks			C			C			C			C			C											
Child Care Facilities:																										
Child Care Centers			L			-			L			L			L											
Large Family Child Care Homes			L			-			L			L			L											

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone	Zones																								
	Designator																									
	1st & 2nd >>	CC-																								
	3rd >>	1-				2-				3-				4-				5-								
4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6
Small Family Child Care Homes		L			-				L							L										
Eating and Drinking Establishments with a Drive-in or Drive-through Component		P			P				<del>P</del> C							P										
Fairgrounds		C			C				-							C										
Golf Courses, Driving Ranges, and Pitch & Putt Courses		C			C				C							C										
Helicopter Landing Facilities		C			C				C							C										
Massage Establishments, Specialized Practice		L			L				L							L										
Medical Marijuana Consumer Cooperatives		-			C				-							-										
Mobile Food Trucks		L <sup>(15)</sup>			L <sup>(15)</sup>				L <sup>(15)</sup>							L <sup>(15)</sup>										
Nightclubs & Bars Over 5,000 Square Feet in Size		C			C				C							C										
Parking Facilities as a <i>Primary Use</i> :																										
Permanent Parking Facilities		P			C				P							P										
Temporary Parking Facilities		N			C				N							N										
Private Clubs, Lodges and Fraternal Organizations		P			P				P							P										
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size <sup>(9)</sup>		C			C				C							C										
Pushcarts:																										
Pushcarts on Private Property		L			L				L							L										
Pushcarts in <i>Public Right-of-Way</i>		N			N				N							N										
Recycling Facilities:																										
Large Collection Facility		N			N				N							N										
Small Collection Facility		L			L				L							L										
Large Construction & Demolition Debris Recycling Facility		-			-				-							-										
Small Construction & Demolition Debris Recycling Facility		-			-				-							-										
Drop-off Facility		L			L				L							L										
Green Materials Composting Facility		-			-				-							-										
Mixed Organic Composting Facility		-			-				-							-										

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																															
	1st & 2nd >>	CC-																															
	3rd >>	1-			2-			3-			4-			5-																			
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	1	2	3	4	5	6
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-			-					-						-						-											
Large Processing Facility Accepting All Types of Traffic		-			-					-						-						-											
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-			-					-						C						C											
Small Processing Facility Accepting All Types of Traffic		-			-					-						C						C											
Reverse Vending Machines		L			L					L						L						L											
Tire Processing Facility		-			-					-						-						-											
Sidewalk Cafes		L			L					L						L						L											
Sports Arenas & Stadiums		C			C					C						C						C											
Theaters that are Outdoor or Over 5,000 Square Feet in Size		C			C					C						C						C											
Urgent Care Facilities		N			N					N						N						N											
Veterinary Clinics & Animal Hospitals		L			L					L						L						L											
Zoological Parks		-			-					-						-						-											
Offices																																	
Business & Professional		P			P					P						P						P											
Government		P			P					P						P						P											
Medical, Dental & Health Practitioner		P			P					P						P						P											
Regional & Corporate Headquarters		P			P					P						P						P											
Separately Regulated Office Uses																																	
Real Estate Sales Offices & Model Homes		L			-					L						L						L											
Sex Offender Treatment & Counseling		L			L					L						L						L											
Vehicle & Vehicular Equipment Sales & Service																																	
Commercial Vehicle Repair & Maintenance		-			-					-						P						P											
Commercial Vehicle Sales & Rentals		-			-					-						P						P											
Personal Vehicle Repair & Maintenance		P			P					-						P						P											
Personal Vehicle Sales & Rentals		P			P					-						P						P											

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																										
	1st & 2nd >> 3rd >> 4th >>	CC-																										
		1-			2-			3-			4-			5-														
		1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6	
<b>Vehicle Equipment &amp; Supplies Sales &amp; Rentals</b>		P			P					-						P										P		
<b>Separately Regulated Vehicle &amp; Vehicular Equipment Sales &amp; Service Uses</b>																												
Automobile Service Stations		N			N					N						N										N		
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a <i>Primary Use</i>		C			C					-						C										C		
<b>Distribution and Storage</b>																												
<b>Equipment &amp; Materials Storage Yards</b>		-			-					-						-										-		
<b>Moving &amp; Storage Facilities</b>		-			-					-						P										P		
<b>Distribution Facilities</b>		-			-					-						-										p <sup>(8)</sup>		
<b>Separately Regulated Distribution and Storage Uses</b>																												
Impound Storage Yards		-			-					-						C										C		
Junk Yards		-			-					-						-										-		
Temporary Construction Storage Yards Located Off-site		L			L					L						L										L		
<b>Industrial</b>																												
<b>Heavy Manufacturing</b>		-			-					-						-										-		
<b>Light Manufacturing</b>		-			-					-						-										p <sup>(8)</sup>		
<b>Marine Industry</b>		-			-					-						-										-		
<b>Research &amp; Development</b>		P			P					-						P										P		
<b>Trucking &amp; Transportation Terminals</b>		-			-					-						-										-		
<b>Separately Regulated Industrial Uses</b>																												
<u>Artisan Food and Beverage Producer</u>		<u>L</u>			<u>L</u>					<u>L</u>						<u>L</u>										<u>L</u>		
<i>Hazardous Waste</i> Research Facility		-			-					-						-										-		
<i>Hazardous Waste</i> Treatment Facility		-			-					-						-										-		
Marine Related Uses Within the Coastal Overlay Zone		C			C					C						C										C		
Newspaper Publishing Plants		C			C					C						C										P		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-			-					-						-										-		
Very Heavy Industrial Uses		-			-					-						-										-		
Wrecking & Dismantling of Motor Vehicles		-			-					-						-										-		
<b>Signs</b>																												
<b>Allowable Signs</b>		P			P					P						P										P		
<b>Separately Regulated Signs Uses</b>																												



Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones																													
	1st & 2nd >>	CC-																													
	3rd >>	1-			2-			3-						4-						5-											
	4th >>	1	2	3	1	2	3	4	5	4	5	6	7	8	9	1	2	3	4	5	6	1	2	3	4	5	6				
Community Entry <i>Signs</i>		L			L			L						L						L											
Neighborhood Identification <i>Signs</i>		-			-			-						-						-											
Comprehensive <i>Sign</i> Program		N			N			N						N						N											
Revolving <i>Projecting Signs</i>		N			N			N						N						N											
<i>Signs</i> with Automatic Changing Copy		N			N			N						N						N											
Theater <i>Marquees</i>		N			N			N						N						N											

Footnotes to Table 131-05B

- <sup>1</sup> Uses shall not begin operating before 6:00 a.m. or continue operating later than 12:00 midnight in Commercial-Neighborhood (CN) zones.
- <sup>2</sup> See Section 131.0540.
- <sup>3</sup> Only office furniture, appliances, and equipment establishments are permitted. The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- <sup>4</sup> Live entertainment and the sale of intoxicating beverages other than beer and wine are not permitted in the Commercial-Neighborhood (CN) zones, unless approval of a deviation is granted via a Planned Development Permit in accordance with Section 126.0602(b)(1). Within the North Park Community Plan area, full alcohol sales are permitted in the CN zones. All uses or activities shall be conducted entirely within an enclosed building and front onto the primary street with no uses or commercial activities conducted outdoors, in the rear yard or adjacent to residentially zoned properties. This includes garage doors, roll up doors, or outdoor commercial activities
- <sup>5</sup> The sale of alcoholic beverages is not permitted as a *primary use*.
- <sup>6</sup> The *gross floor area* occupied by these uses shall not exceed 2,500 square feet for each *premises*.
- <sup>7</sup> Hiring halls are not permitted.
- <sup>8</sup> These activities shall be located solely within an enclosed building that does not exceed 7,500 square feet of *gross floor area*. Activities that would require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted.
- <sup>9</sup> The 40,000 square feet includes all indoor and outdoor areas that are devoted to the recreational use; it does not include customer parking areas.
- <sup>10</sup> This use is not allowed within the Coastal Overlay Zone, except that assembly and entertainment uses may be incorporated as an *accessory use* to visitor accommodations.
- <sup>11</sup> *Development of a large retail establishment* is subject to Section 143.0302.
- <sup>12</sup> Within the Coastal Overlay Zone, instructional studios are not permitted on the ground *floor* in the CV-1-1 or CV-1-2 zone.
- <sup>13</sup> Permitted in CV zones where the *gross floor area* occupied by an individual retail sales establishment would not exceed 2,500 square feet.
- <sup>14</sup> Specialized practice massage establishments are permitted only as an *accessory use* in the CV-1-1 and CV-1-2 zones.
- <sup>15</sup> This use is permitted as a limited use subject to a mobile food truck permit in accordance with Section 123.0603 and the limited use regulations in Section 141.0612.
- <sup>16</sup> Eating and drinking establishments abutting residential *development* located in a residential zone may operate only between 6:00 a.m. and 12:00 midnight.
- <sup>17</sup> Tasting rooms are only permitted as an *accessory use* to a beverage manufacturing plant.

*(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)*  
*(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)*  
*(Amended 8-10-2004 by O-19308 N.S.; effective 4-11-2007.)*  
*(Amended 6-15-2007 by O-19624 N.S.; effective 7-15-2007.)*  
*(Amended 4-23-2008 by O-19739 N.S.; effective 5-23-2008.)*  
*(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-08 by O-19803 N.S.; effective 12-13-2008.)*  
*(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)*  
*(Amended 7-6-2011 by O-20065 N.S.; effective 8-5-2011.)*  
*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*  
*(Amended 2-22-2012 by O-20141 N.S.; effective 3-23-2012.)*  
*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*  
*(Retitled to "Use Regulations Table for Commercial Zones" and amended 3-25-2014 by O-20356 N.S.; effective 4-24-2014.)*  
*(Amended 4-3-2014 by O-20357 N.S.; effective 10-15-2014.)*  
*(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)*  
*(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)*

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20512-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20512-SO.pdf) ]

*(Amended 8-7-2015 by O-20555 N.S.; effective 9-6-2015.)*

**[Editors Note:** Amendments as adopted by O-20555 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20555-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20555-SO.pdf) ]

**§131.0530 Development Regulations of Commercial Zones**

- (a) Within the commercial zones, no *structure* or improvement shall be constructed, established, or altered, nor shall any *premises* be used unless the *premises* complies with the regulations and standards in this division and with any applicable development regulations in Chapter 13, Article 2 (Overlay Zones) and Chapter 14 (General and Supplemental Regulations).
- (b) A Neighborhood Development Permit or Site Development Permit is required for the types of *development* identified in Table 143-03A.
- (c) The regulations in this division apply to all proposed *development* in the commercial base zones whether or not a permit or other approval is required except where specifically identified.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)

**§131.0531 Development Regulations Tables for Commercial Zones**

The following development regulations apply in each of the commercial zones as shown in Tables 131-05C, 131-05D, and 131-05E.

(a) CN Zones

**Table 131-05C  
Development Regulations for CN Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<b>Max Permitted Residential Density<sup>(1)</sup></b>		3,000	1,500	1,500	1,000	<del>6800</del>
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies
<b>Lot Area</b>						
Min Lot Area (sf)		2,500	5,000	5,000	2,500	2,500
Max Lot Area (ac)		0.3	10	10	0.3	0.3
<b>Lot Dimensions</b>						
Min Lot Width (ft)		25	50	50	25	25
Min Street Frontage (ft)		25	50	50	25	25
Min Lot Depth (ft)		100	--	--	--	---
<b>Setback Requirements</b>						
Min Front Setback (ft)		--	--	--	--	--
Max Front Setback (ft) [See Section 131.0543(a)]		10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>
Min Side Setback (ft) Optional Side Setback (ft) [See Section 131.0543(b)]		10 0	10 0	10 0	10 0	10 0
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
Min Street Side Setback (ft) Max Street Side Setback (ft) [See Section 131.0543(a)]		-- 10 <sup>(2)</sup>	-- --	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>	-- 10 <sup>(2)</sup>
Min Rear Setback (ft) Optional Rear Setback (ft) [See Section 131.0543(b)]		10 0	10 0	10 0	10 0	10 0
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies
<b>Max Structure Height</b> (ft)		30	30	30	65	65
<b>Max Floor Area Ratio</b>		1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>	1.0 <sup>(3,4)</sup>
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.5	0.75	0.75	1.2	1.2

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones				
	1st & 2nd >>	CN-				
	3rd >>	1-	1-	1-	1-	1-
	4th >>	1	2	3	4	5
<i>Minimum Floor Area Ratio</i> for Residential Use		0.5	0.38	0.38	0.6	0.6
<b>Ground-floor Height</b> [See Section 131.0548]		--	--	--	applies	applies
<b>Pedestrian Paths</b> [See Section 131.0550]		applies	applies	applies	applies	applies
<b>Transparency</b> [See Section 131.0552]		applies	--	applies	applies	applies
<b>Building Articulation</b> [See Section 131.0554]		applies	applies	applies	applies	applies
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies	applies
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies	applies

Footnotes for Table 131-05C

- <sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See Section 131.0543(a)(2).
- <sup>3</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- <sup>4</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(b) CR, CO, CV, and CP Zones

**Table 131-05D**  
**Development Regulations for CR, CO, CV, CP Zones**

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones									
	1st & 2nd >>	CR-	CO-						CV-		CP-
	3rd >>	1- 2-	1-		2-		3-		1-		1-
	4th >>	1	1	2	1-	2-	1	2	1	2	1
<b>Max Permitted Residential Density</b> <sup>(1)</sup>		1,500	1,000	1,500	-	-	800	600	1,500	1,500	--
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies	applies	applies	applies	applies	--
<b>Lot Area</b>											
Min Lot Area (sf)		15,000	5,000	5,000	5,000	5,000	5,000	5,000	15,000	5,000	--
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--	--
<b>Lot dimensions</b>											
Min Lot Width (ft)		100	50	50	50	50	50	50	100	50	--
Min Street Frontage (ft)		100	50	50	50	50	50	50	100	50	--
Min Lot Depth (ft)		100	100	100	100	100	100	100	100	100	--
<b>Setback Requirements</b>											
Min Front Setback (ft)		10	10	10	10	10	--	--	10	--	10
Max Front Setback (ft)		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)]											
Min Side Setback (ft)		10	10	10	10	10	10	10	10	10	10
Optional Side Setback (ft)		--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0	0	--	0 <sup>(3)</sup>	--
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies
Min Street Side Setback (ft)		10	10	10	10	10	--	--	--	--	--
Max Street Side Setback (ft)		--	25 <sup>(2)</sup>	--	25 <sup>(2)</sup>	--	10 <sup>(2)</sup>	10 <sup>(2)</sup>	--	10 <sup>(2)</sup>	--
[See Section 131.0543(a)]											
Min Rear Setback (ft)		10	10	10	10	10	10	10	10	10	10
Optional Rear Setback (ft)		--	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	0 <sup>(3)</sup>	--	0 <sup>(3)</sup>	0 <sup>(3)</sup>
Rear Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones										
	1st & 2nd >> 3rd >> 4th >>	CR-	CO-						CV-		CP-	
		1-	2-	1-		2-		3-		1-		1-
		1	1	2	1-	2-	1	2	1	2	1	
Max Structure Height (ft)		60	45	60	45	65	65	70	60	45	30	
Min Lot Coverage (%)		--	--	--	--	--	--	--	--	35	--	
Max Floor Area Ratio		1.0 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	0.75 <sup>(4,5)</sup>	1.5 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>	1.0 <sup>(4,5)</sup>	
Floor Area Ratio Bonus for Residential Mixed Use [See Section 131.0546(a)]		1.0	1.0	1.5	---	---	2.5	2.5	--	--	--	
Minimum Floor Area Ratio for Residential Use		0.5	1.0	0.75	---	---	1.5	1.5	--	--	--	
Floor Area Ratio Bonus for Child Care [See Section 131.0546(b)]		applies	--	applies	--	applies	applies	applies	--	--	--	
Ground-floor Height [See Section 131.0548]		applies	applies	applies	applies	applies	applies	applies	applies	applies	--	
Pedestrian Paths [See Section 131.0550]		applies	applies	applies	applies	applies	applies	applies	applies	applies	--	
Transparency [See Section 131.0552]		--	applies	--	applies	--	applies	applies	--	applies	--	
Building Articulation [See Section 131.0554]		applies	applies	applies	applies	applies	applies	applies	applies	applies	--	
Street Yard Parking Restriction [See Section 131.0555]		--	applies	--	applies	--	applies	applies	--	--	--	
Parking Lot Orientation [See Section 131.0556]		applies	--	applies	--	applies	--	--	applies	applies	--	
Refuse and Recyclable Material Storage [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	
Loading Dock and Overhead Door Screening Regulations [See Section 142.1030]		applies	applies	applies	applies	applies	applies	applies	applies	applies	applies	

**Footnotes for Table 131-05D**

- <sup>1</sup> One dwelling unit per specified minimum square footage of lot area as determined in accordance with Section 113.0222.
- <sup>2</sup> See section 131.0543(a)(2).
- <sup>3</sup> See section 131.0543(b).
- <sup>4</sup> Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* that may be occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- <sup>5</sup> Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(c) CC Zones

**Table 131-05E**  
**Development Regulations for CC Zones**

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator	Zones															
	1st & 2nd >>	CC-															
	3rd >>	1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
	4th >>	1				2				3						4	
<b>Max Permitted Residential Density<sup>(1)</sup></b>		1,500				1,500				1,500						1,500	
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies				applies				applies						applies	
<b>Lot Area</b>																	
Min Lot Area (sq. ft.)		5,000				5,000				5,000						2,500	
Max Lot Area (ac)		--				--				--						--	
<b>Lot Dimensions</b>																	
Min Lot Width (ft)		50				50				100						25	
Min Street Frontage (ft)		50				50				100						25	
Min Lot Depth (ft)		100				100				--						--	
Max Lot Depth (ft)		150				150				--						--	
<b>Setback Requirements</b>																	
Min Front Setback (ft)		--				--				--						--	
Max Front Setback (ft)		100 <sup>(2,3)</sup>				100 <sup>(2,3)</sup>				--						10 <sup>(2)</sup>	
[See Section 131.0543(a)]																	
Min Side Setback (ft)		10				10				10						10	
Optional Side Setback (ft)		0				0				0						0	
[See Section 131.0543(b)]																	
Side Setback Abutting Residential [See Section 131.0543(c)]		applies				applies				applies						applies	



Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones															
		CC-															
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-	2-	3-	4-	5-
		1				2				3				4			
Min <i>Street Side Setback</i> (ft)		--				--				--				--			
Max <i>Street Side Setback</i> (ft) [See Section 131.0543(a)]		--				--				--				10 <sup>(2)</sup>			
Min <i>Rear Setback</i> (ft)		10				10				10				10			
Optional <i>Rear Setback</i> (ft) [See Section 131.0543(b)]		0				0				0				0			
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies				applies				applies				applies			
Max <i>Structure Height</i> (ft)		30				60				45				30			
Min <i>Lot Coverage</i> (%)		--				--				--				35			
Max <i>Floor Area Ratio</i>		0.75 <sup>(4,5)</sup>				2.0 <sup>(4,5)</sup>				0.75 <sup>(4,5)</sup>				1.0 <sup>(4,5)</sup>			
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		0.75				--				0.75				0.5			
Minimum <i>Floor Area Ratio</i> for Residential Use		0.56				--				0.56				0.25			
Ground-floor <i>Height</i> [See Section 131.0548]		--				applies				applies				--			
Pedestrian <i>Paths</i> [See Section 131.0550]		applies				applies				applies				applies			
Transparency [See Section 131.0552]		---				---				---				applies			

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >>> 4th >>>	Zones											
		CC-											
		1-	2-	4-	5-	1-	2-	4-	5-	1-	2-	4-	5-
		1	2	3	4								
<b>Building Articulation</b> [See Section 131.0554]		applies	applies	applies	applies								
<b>Parking Lot Orientation</b> [See Section 131.0556]		applies	applies	applies	-								
<b>Refuse and Recyclable Material Storage</b> [See Section 142.0805]		applies	applies	applies	applies								
<b>Loading Dock and Overhead Door Screening Regulations</b> [See Section 142.1030]		applies	applies	applies	applies								

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >>> 4th >>>	Zones									
		CC									
		2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
		5	6	7	8	9					
<b>Max permitted Residential Density</b> <sup>(1)</sup>		1,500	1,000	800	600	400					
<b>Supplemental Residential Regulations</b> [See Section 131.0540]		applies	applies	applies	applies	applies					
<b>Lot Area</b>											
Min Lot Area (sq. ft.)		2,500	2,500	2,500	2,500	2,500					
Max Lot Area (ac)		--	--	--	--	--					
<b>Lot Dimensions</b>											
Min Lot Width (ft)		25	25	25	25	25					
Min Street Frontage (ft)		25	25	25	25	25					
Min Lot Depth (ft)		--	--	--	--	--					
Max Lot Depth (ft)		--	--	--	--	--					
<b>Setback Requirements</b>											
Min Front Setback (ft)		--	--	--	--	--					
Max Front Setback (ft)		10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>					
[See Section 131.0543(a)]											
Min Side Setback (ft)		10	10	10	10	10					
Optional Side Setback (ft)		0	0	0	0	0					
[See Section 131.0543(b)]											
Side Setback Abutting Residential [See Section 131.0543(c)]		applies	applies	applies	applies	applies					
Min Street Side Setback (ft)		--	--	--	--	--					
Max Street Side-Setback (ft)		10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>	10 <sup>(2)</sup>					
[See Section 131.0543(a)]											
Min Rear Setback (ft)		10	10	10	10	10					

Development Regulation [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator 1st & 2nd >> 3rd >> 4th >>	Zones									
		CC									
		2-	3-	4-	5-	3-	4-	5-	3-	3-	3-
		5			6			7		8	9
Optional Rear <i>Setback</i> (ft) [See Section 131.0543(b)]		0			0			0		0	0
Rear <i>Setback</i> Abutting Residential [See Section 131.0543(c)]		applies			applies			applies		applies	applies
Max <i>Structure Height</i> (ft)		100			65			65		100	--
Min <i>Lot Coverage</i> (%)		35			35			35		35	35
Max <i>Floor Area Ratio</i>		2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>			2.0 <sup>(4,5)</sup>		2.0 <sup>(4,5)</sup>	2.0 <sup>(4,5)</sup>
<i>Floor Area Ratio</i> Bonus for Residential Mixed Use [See Section 131.0546(a)]		2.0			2.0			2.5		2.5	3.0
Minimum <i>Floor Area Ratio</i> for Residential Use		1.0			1.0			1.5		1.5	2.0
Ground-floor <i>Height</i> [See Section 131.0548]		applies			applies			applies		applies	applies
Pedestrian <i>Paths</i> [See Section 131.0550]		applies			applies			applies		applies	applies
Transparency [See Section 131.0552]		applies			applies			applies		applies	applies
Building <i>Articulation</i> [See Section 131.0554]		applies			applies			applies		applies	applies
Parking <i>Lot Orientation</i> [See Section 131.0556]		-			-			a		a	a
Refuse and Recyclable Material <i>Storage</i> [See Section 142.0805]		applies			applies			applies		applies	applies
Loading <i>Dock and Overhead Door Screening Regulations</i> [See Section 142.1030]		applies			applies			applies		applies	applies

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#### Footnotes for Table 131-05E

- One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- See Section 131.0543(a)(2).
- See Section 131.0543(a)(3).
- Within the Kearny Mesa Community Plan area, the maximum *floor area ratio* is 0.50 and the portion of the maximum allowed *gross floor area* occupied by retail sales or eating and drinking establishments shall not exceed 70 percent.
- Within the Otay Mesa Community Plan area, the maximum *floor area ratio* is 0.30.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)  
(Amended 11-13-08 by O-19799 N.S.; effective 12-13-2008.)  
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)  
(Amended 4-11-2014 by O-20361 N.S.; effective 5-18-2014.)

*(Retitled from “Development Regulations Tables of Commercial Zones” to  
“Development Regulations Tables for Commercial Zones” and amended 7-10-2015  
by O-20512 N.S.; effective 8-9-2015.)*

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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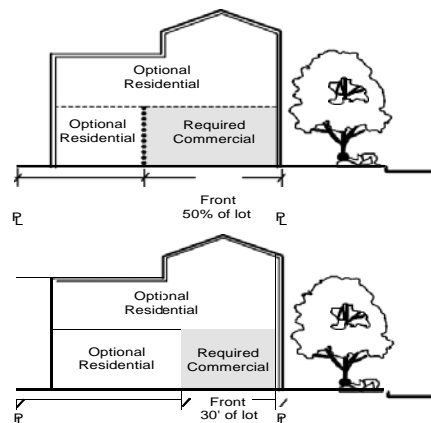
**§131.0540 Maximum Permitted Residential Density and Other Residential Regulations**

The following regulations apply to residential *development* within commercial zones where indicated in Table 131-05B:

- (a) Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (c) Ground *Floor* Restrictions.
  - (1) Residential use and residential parking are prohibited on the ground *floor* in the front half of the *lot*, except in the CC-3-4, CC-3-5, CC-3-6, CC-3-7, CC-3-8, CC-3-9, CC-4-4, CC-4-5, CC-4-6, CC-5-4, CC-5-5, CC-5-6, and CV-1-2 zones, where these uses are prohibited on the ground *floor* in the front 30 feet of the *lot* as shown in Diagram 131-05A.

**Diagram 131-05A Ground**

**Floor Restriction**



- (2) Within the Coastal Overlay Zone
  - (A) Required parking cannot occupy more than 50 percent of the ground *floor* in the CV-1-1 or CV-1-2 zones.
  - (B) Residential uses are not permitted on the ground *floor*.
- (d) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, RM-3-7, RM-3-8, RM-3-9, and RM-3-10 zones apply as appropriate according to the maximum permitted residential *density*, except that the *lot* area, *lot* dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply. The *floor area ratio* bonus for providing underground parking as set forth in Sections 131.0446(e) and 131.0446(f) shall apply.
- (e) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.

(Added 12-9-1997 by O-18451 N.S.)  
(Amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000.)  
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)  
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)  
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

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**§131.0543 Setback Requirements for Commercial Zones**

*Setback* requirements are specified in Tables 131-05C, 131-05D, and 131-05E and are subject to the following exceptions and additional regulations:

- (a) Front and *Street Side Setback* Requirements
  - (1) Off-street parking in all commercial zones may be located within the required front *yard* and required street side yard adjoining the required landscaped strip abutting *public rights-of-way*.
  - (2) In the CN, CO, CV, and CC zones with a maximum front or street side setback as shown in Tables 131-05C, 131-05D, and 131-05E, the maximum setback shall apply to only 70 percent of the street frontage. The remaining 30 percent is not required to observe the maximum setback and may be located farther from the property line. See Diagram 131-05B.

Ch. Art. Div.

13	1	5	40
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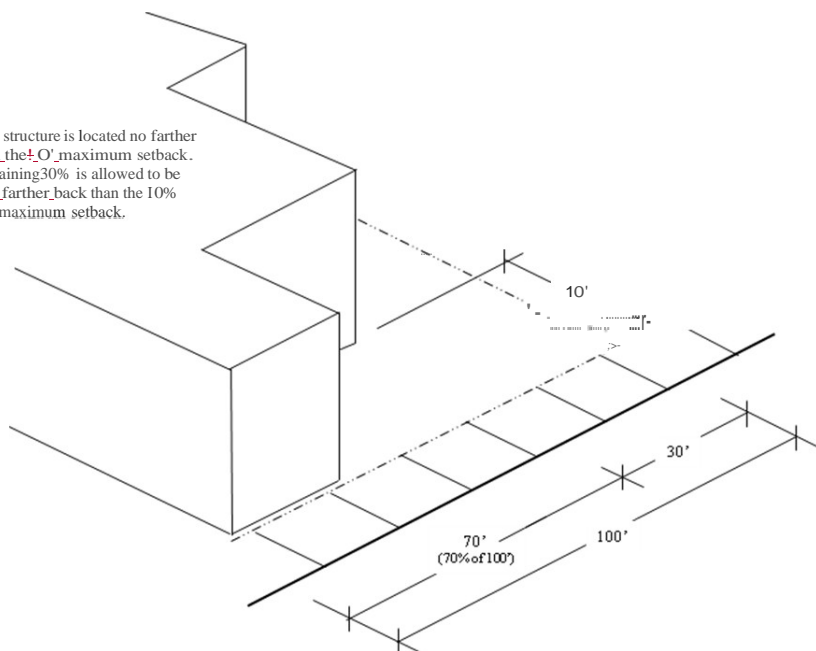
Ch. Art. Div.

13	1	5	40
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Diagram 131-0SB

Maximum Setback Requirement

70% of the structure is located no farther back than the 10' maximum setback.  
The remaining 30% is allowed to be located farther back than the 10% maximum setback.

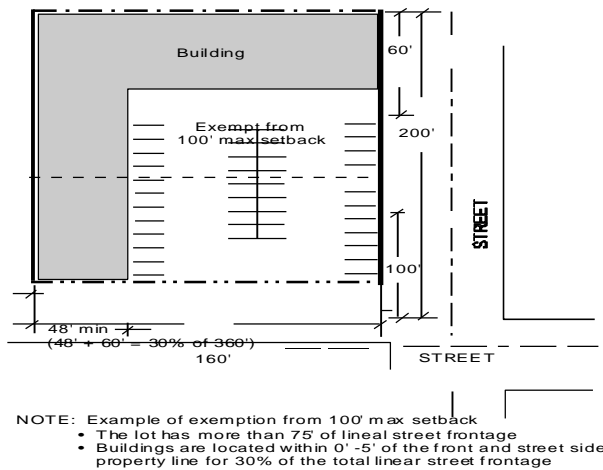




- (3) In the CC-1-1, CC-1-2, CC-2-1, CC-2-2, CC-4-1, CC-4-2, CC-5-1, and CC-5-2 zones, the 100-foot maximum front *setback* does not apply to *lots* with more than 75 feet of *street frontage* if the proposed *development* is within 10 feet of the front or *street side property line* for at least 30 percent of the *street frontage*. See Diagram 131-05C.

Diagram 131-05C

Exception to Maximum Setback



- (b) Minimum Side and Rear *Setback*
- (1) In zones that require a 10-foot minimum side or rear *setback* and provide the option for no side or rear *setbacks* as shown in Tables 131-05C, 131-05D, and 131-05E, the *structure* shall either be placed at the *property line* or shall be set back at least 10 feet.
- (2) The optional side or rear *setback* is not applicable to commercial *development* abutting low *density* residentially zoned properties as further described in Section 131.0543(c).
- (c) Commercial *Development* Abutting Residentially Zoned Properties

- (1) Commercial *development* abutting low *density* residentially zoned properties with a permitted *density* of less than 15 *dwelling units* per acre shall provide a 10-foot minimum *setback* for any side or rear *yard* that abuts low *density* residential zoned property. The *structure* shall comply with additional step back requirements in accordance with Section 131.0543(c)(3).
- (2) Commercial *development* abutting medium to high *density* residentially zoned properties with a permitted *density* of 15 *dwelling units* or more per acre that provide no side or rear *setback* and locate the structure at the *property line* as provided for by Section 131.0543(b) shall comply with the following:
  - (A) Minimum step back for *structures* placed at the side *property line*.
    - (i) Any portion of the *structure* exceeding 15 feet in height shall be stepped back from the side *property line* 10 feet, or 10 percent of the *lot* width but not less than 5 feet, whichever is less.
    - (ii) Each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.
  - (B) Minimum step back for *structures* placed at the rear *property line*.
    - (i) Any portion of the *structure* exceeding 15 feet in height shall be stepped back from the rear *property line* 10 feet, or 10 percent of the *lot* depth but not less than 5 feet, whichever is less.
    - (ii) Each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.
- (3) For side and rear *yards*, if the *structure* is set back 10 feet or more from the *property line*, each 15 feet in height above 30 feet shall be stepped back at least 3 feet from the minimum *setback* of that portion of the *structure* immediately below.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)  
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

**§131.0546 Maximum Floor Area Ratio**

Maximum *floor area ratio* is specified in Tables 131-05C, 131-05D, 131-05E and is subject to the following additional regulations:

(a) *Floor Area Ratio* Bonus for Mixed Use

- (1) A *floor area ratio* bonus is provided in some commercial zones, as indicated in Tables 131-05C, 131-05D, and 131-05E, for residential uses that are developed as a part of a mixed-use *development*. A minimum required residential *floor area ratio* is shown in the tables, and must be applied toward the residential portion of the project. The remainder of the bonus may be used for either commercial or residential uses.
- (2) If an underground parking *structure* is provided as part of a mixed-use *development*, a *floor area ratio* bonus shall be provided equal to the *gross floor area ratio* of the underground parking *structure* on the *premises*, but not to exceed a *floor area ratio* of 1.0. The additional *floor area ratio* must be applied toward the residential portion of the *development*.

(b) *Floor Area Ratio* Bonus for Child Care Facilities

In the CR-1-1, CR-2-1, CO-1-2, CO-2-2, CO-3-1, and CO-3-2 zones, a *floor area ratio* bonus over the otherwise maximum allowable *gross floor area* is permitted at the rate of 4 square feet of additional *gross floor area* for each 1 square foot of *gross floor area* devoted to the *child care facility* to be added to the total area of the *premises* when determining the *floor area ratio* for a *development*. The area designated for the *child care facility* must be used for child care for a minimum of 10 years and must be in compliance with the requirements of Section 141.0606 (Child Care Facilities).

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language  
[http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20512-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20512-SO.pdf) ]

**§131.0548 Ground-floor Height**

Ground-floor height requirements apply to *structures* with commercial uses on the ground floor. The minimum ground-floor height for *structures* shall be the average of 15 feet, but shall not be less than 13 feet, measured from the average *grade* of the adjoining sidewalk, in increments of no more than 100 feet along a *development* frontage, to the finished elevation of the second floor.

(Added 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

Click the link to view the Strikeout Ordinance highlighting changes to prior language [http://docs.sandiego.gov/municode\\_strikeout\\_ord/O-20512-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-20512-SO.pdf) ]

**§131.0550 Pedestrian Paths**

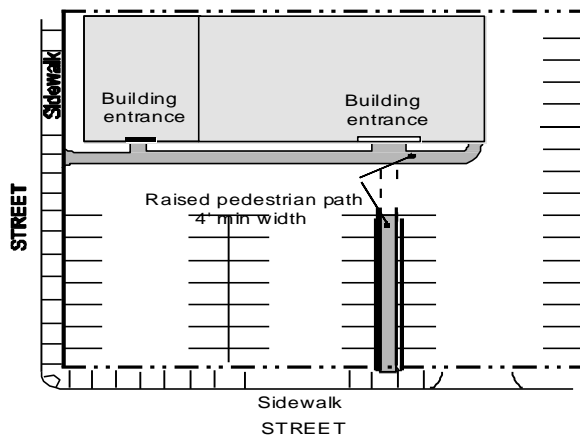
Where pedestrian paths are required in Tables 131-05C, 131-05D, or 131-05E, the number, location, and design of the paths shall be in accordance with the following.

- (a) Each commercial tenant space shall be accessible from an abutting public *street* by a pedestrian path that is at least 4 feet wide as shown on Diagram 131-05D. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.

- (b) At least one pedestrian path shall be provided for each property frontage on an improved public *street* when at some point along the frontage the difference in elevation between the sidewalk in the *public right-of-way* and the building or vehicle use area closest to the abutting *street frontage* is less than 4 feet, as shown in Diagram 131-05D. For a *premises* with more than three frontages, only three pedestrian paths are required.

Diagram 131-05D

Pedestrian Paths

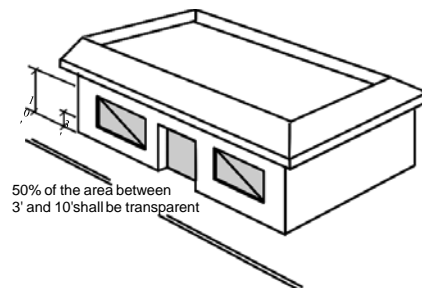


- (c) Building entrances located at the front or *street side property line*, where the building *setback* is zero, qualify as a required pedestrian path.  
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0552 Transparency**

Where transparency is required by Tables 131-05C, 131-05D, or 131-05E, a minimum of 50 percent of *street wall* area between 3 and 10 feet above the sidewalk shall be transparent, with clear glass visible into a commercial or residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency. See Diagram 131-05E.

**Diagram 131-05E  
Transparency**



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0554 Building Articulation**

Where building articulation is required by Tables 131-05C, 131-05D, or 131-05E, the following regulations apply.

- (a) All building elevations fronting a *public right-of-way* shall be composed of offsetting planes that provide relief in the *building facade* by inseting or projecting surfaces (planes) of the building. The minimum number of offsetting planes and the minimum horizontal separation between planes is based on the length of the new *building facade*, as shown in Table 131-05F.

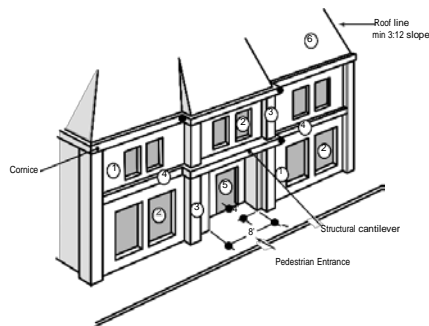
**Table 131-05F**  
**Offsetting Plane Requirements**

<b>Length of New <i>Building Façade</i></b>	<b>Number of Offsetting Planes Required</b>
25 ft or less	2 with a minimum separation of 3 inches
More than 25 ft. but less than or equal to 50 ft	4 planes consisting of : 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches
More than 50 ft. but less than or equal to 100 ft	6 planes consisting of: 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches, and 2 with a minimum separation of 3 feet
More than 100 ft	6 planes consisting of: 2 with a minimum separation of 3 inches, and 2 with a minimum separation of 8 inches, and 2 with a minimum separation of 3 feet, and plus 1 additional plane for each 50 feet of <i>building facade</i> length over 100 feet (maximum of 3 additional planes required with a minimum separation of 5 feet).

- (1) For purposes of this section, the area of a plane may include separate surfaces that are non-contiguous but which all lie in the same plane. Each numbered surface of the building shown in Diagram 131-05F represents a different plane of the building facade. The sum of the area of each plane labeled with the same number in Diagram 131-05F is the total area of that plane.

Diagram 131-05F

Building Articulation



- (2) For purposes of this section, an offset is the distance between two different planes of a *building facade* measured perpendicularly to the plane surface (for example, the dimension between plane 1 and 2 in Diagram 131-05F).
- (b) Where a 3-inch or 8-inch offset between planes is required, the total area of any single offsetting plane shall be more than 5 percent and less than 50 percent of the total *building facade* area on that frontage.
- (c) Where a 3-foot or 5-foot offset between planes is required, the total area of any single offsetting plane shall be more than 10 percent and less than 50 percent of the total *building facade* area on that frontage.
- (d) The following elements of a *building facade* may be used to satisfy any one required building plane:
- (1) Roofs with a minimum pitch from eave to peak of 3:12 (3 vertical feet to 12 horizontal feet) and a minimum area of 10 percent of the building elevation fronting on a *public right-of-way*;
- (2) Pedestrian entrances with a minimum offset dimension of 4 feet from the primary plane of the *building facade* and a minimum width of 8 feet;



- (3) A cornice equal to at least 70 percent of the length of the *building facade* that has a minimum offset of 1 foot, located along the *street wall*; and
- (4) Structural cantilevers with combined lengths totaling at least 30 percent of the length of the *building facade*, with an average offset of at least 2 feet, located along the *street wall*. *Roof eaves* do not count as offsetting planes.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

**§131.0555 Parking Restriction**

In the CO-1-1, CO-3-1, and CO-3-2 zones, parking is not permitted in the required front and *street side yard*.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)  
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)

**[Editors Note:** Amendments as adopted by O-20512 N. S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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**§131.0556 Parking Lot Orientation**

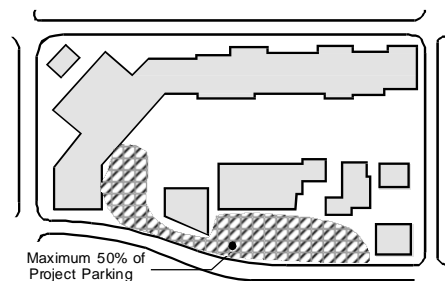
Section 131.0556 applies in all zones where the parking lot orientation regulation applies, as indicated in Table 131-05D or 131-05E.

Proposed *development* with over ~~10500~~ 100,000 square feet of *gross floor area* and more than one *street frontage* shall locate no more than 50 percent of the *vehicular use area* between the longest *street frontage* providing public access to the *premises* and a building or buildings..

**Diagram 131-05G**

**Parking Lot Orientation Restriction**

Parking Lot Orientation Restriction



(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

(8-2014)

## Article 2: Overlay Zones

### Division 9: Residential Tandem Parking Overlay Zone

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)*

#### §132.0901 Purpose of the Residential Tandem Parking Overlay Zone

The purpose of the Residential Tandem Parking Overlay Zone is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)*

#### §132.0902 Where the Residential Tandem Parking Overlay Zone Applies

- (a) This overlay zone applies to property shown on Map No. C-922 filed in the office of the City Clerk under Document No.OO-19288. These areas are shown generally on Diagram 132-09A.
- (b) Table 132-09A shows the sections that contain the supplemental regulations for specific types of *development* proposals in this overlay zone.

**Table 132-09A**  
**Residential Tandem Parking Overlay Zone Applicability**

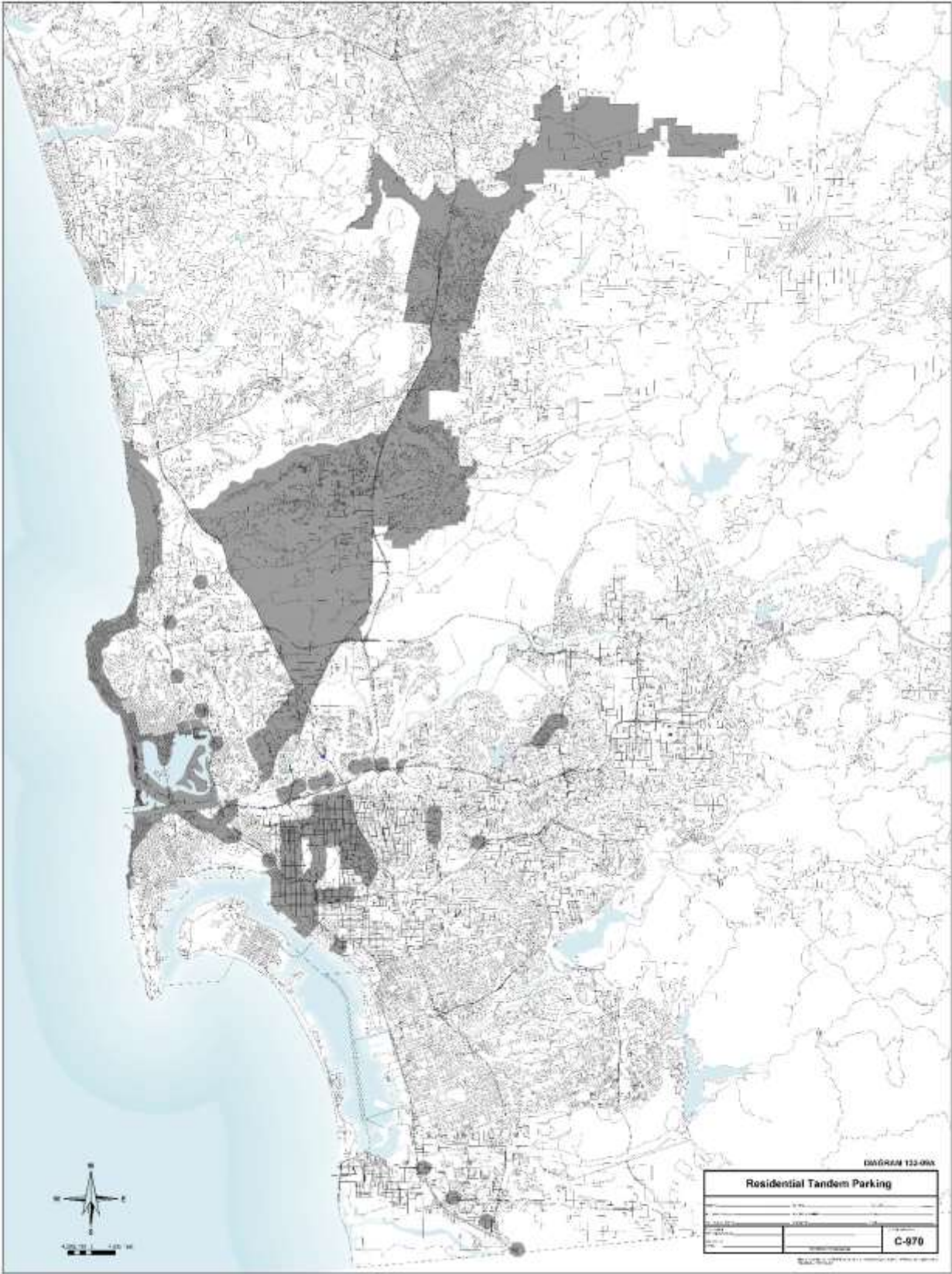
Type of <i>Development</i> Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
Any <i>development</i> proposing tandem parking in a <i>single dwelling unit</i> or <i>multiple dwelling unit</i> zone located within this overlay zone	See Section 132.0905	No permit required by this division

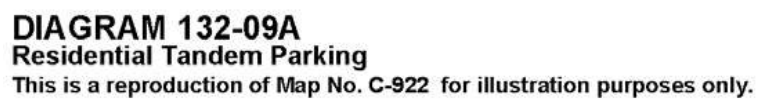
*(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001)*

*(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004)*

*(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)*

(8-2014)





13	2	9	2
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(8-2014)

**§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone**

- (a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:
  - (1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, ~~the North Park Community Plan~~, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, and the San Pasqual Community Plan area.
  - (2) In the City Heights neighborhood of the Mid-City Community Plan Area only for *structures* with one or two dwelling units.
  - (3) If at least 25 percent of the project area is located within the Transit Area Overlay Zone as shown in Diagram 132-10A and the project area is not located in ~~the Greater North Park Community Plan area~~, the Pacific Beach Community Plan area, the Southeast San Diego Community Plan area, the Skyline/Paradise Hills Community Plan Area, or the Mid-City Communities Plan area other than the City Heights neighborhood.
  - (4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.
  - (5) If a Neighborhood Development Permit is granted in accordance with Section 126.0402 to count tandem parking as two parking spaces toward the off-street parking requirement in any location not provided for in Section 132.0905(a)(1) through (4).
- (b) At least one of the two parking spaces shall be within a completely enclosed *structure*.
- (c) Both of the tandem spaces shall be assigned to the same dwelling unit.
- (d) The tandem parking spaces shall be assigned, and the use restrictions shall be enforced, by the owner of the *premises* or the owner's assigned representative.

(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001)

(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)