

**STRIKEOUT ORDINANCE**

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

ORDINANCE NUMBER \_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE REPEALING CHAPTER 15, ARTICLE 12, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY DELETING SECTIONS 1512.0101 AND 1512.0102; DELETING CHAPTER 15, ARTICLE 12, DIVISION 2 BY DELETING SECTIONS 1512.0201 AND 1512.0203; DELETING CHAPTER 15, ARTICLE 12, DIVISION 3 BY DELETING SECTIONS 1512.0303, 1512.0305, 1512.0307, 1512.0308, 1512.0309, 1512.0310, AND 1512.0311; DELETING CHAPTER 15, ARTICLE 12, DIVISION 4, BY DELETING SECTIONS 1512.0402 AND 1512.0404; AND CHAPTER 15, ARTICLE 12, BY DELETING FIGURES 1, 2, 3, AND 4 ALL RELATING TO MID-CITY COMMUNITIES PLANNED DISTRICT.

**~~Article 12: Mid-City Communities Planned District~~**

**~~Division 1: General Rules~~**

**~~§1512.0101 Purpose and Intent~~**

~~The purpose of the Mid-City Communities Planned District is to assist in implementing the goals and objectives of the Uptown Community Plan and to assist in implementation of the General Plan of The City of San Diego.~~

~~Additionally, the purpose of the Mid-City Communities Planned District is to accommodate commercial establishments that provide a full range of consumer goods and services and which are of a scale and design that is compatible with surrounding and planned development.~~

The intent of the alternating scheme of commercial zones is to provide for distinctive nodes of high intensity, pedestrian-oriented development (CN "Commercial Node" zones), interspersed with linear areas of multiple (commercial and residential) uses with either an automobile orientation (CL "Commercial Linear" zones) or pedestrian orientation (CV "Commercial Village" zones). In addition, businesses and professional offices and allied services are provided for in areas adjacent to commercial or institutional areas (NP "Neighborhood Professional Commercial Office" zones). In order to facilitate the economic development of commercial establishments, a provision is made for commercial expansion off of main corridors (CN-T, CL-T, CV-T and NP-T zones).

It is also the purpose of the Mid-City Communities Planned District to encourage the development of quality multiple residential structures within the Uptown Community Plan area, which relate in scale and design to the surrounding neighborhood, and provide an attractive street environment (MR zones). For the facility-deficient neighborhoods shown on Map Number B-4104, it is also the purpose of this Division to limit residential development until adequate public facilities are available.

More detailed purpose and intent statements are located within the sections describing each of the zones.

#### **§1512.0102 — Boundaries**

The regulations which follow shall apply in the Uptown Community Plan area in the City of San Diego, California, as shown on Map Drawing No. C-868, and

described in the appended boundary description filed in the office of the City Clerk under Document Number OO-18115.

**Article 12: Mid-City Communities Planned District**

**Division 1: Permits and Procedures**

**§1512.0201 Project Review Regulations**

(a) Administrator

The City Manager shall administer the Mid-City Communities Planned District and ensure compliance with the regulations and procedures of this section.

(1) [No change in text.]

(2) Uptown Community Plan Area. The Uptown Community Plan and the Sears Site Development Program (Gerald Gast, Williams-Kuebelbeck) shall be used for review of development proposals in the Uptown Community.

(b) through (c) [No change in text.]

**§1512.0203 Mid-City Communities Development Permit**

(a) [No change in text.]

(b) A Process Three Mid-City Communities Development Permit decided in accordance with Chapter 11, Article 2, Division 5 of the Land Development Code is required for the following types of development:

(1) through (4) [No change in text.]

(5) — Any project which utilizes the zero-foot side yard option as described in Sections ~~1512.0303(d)(3), 1512.03087(b)(2), 1512.0308(b)(2)(A), 1512.039(b)(2)(A)(i), and 1512.0310(b)(2)(A).~~

(6) — Mixed residential/commercial projects in which a portion of the commercial use is located in a residential (MR) zone.

**Table 1512.02A  
Mid-City Communities Development Permit Thresholds**

[No change in text.]

(c) — [No change in text.]

**Article 12: Mid-City Communities Planned District**

**Division 3: Zoning**

**~~§1512.0303~~ Residential Development Regulations**

(a) through (f) [No change in text.]

(g) — ~~Maximum Lot Dimensions and Areas~~

~~In the MR-3000 and MR-2500 zones, lot consolidations created through maps or by means of building across property lines shall be prohibited without a Mid-City Communities Development Permit and the maximum street frontage along the front property line shall be 60 feet.~~

(h) through (l) [No change in text.]

**~~§1512.0305~~ Commercial Zones (CN, CL, CV, NP) - Permitted Uses**

(a) [No change in text.]

**Table 1512-031  
Permitted Uses Table**

[No change in text.]

(b) Additional Permitted Uses in the Commercial Node (CN), Commercial Linear (CL) Zones, Commercial Village (CV), and Neighborhood Professional (NP) Zones.

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except as set forth in Sections 1512.0302 and 1512.0305(a).

(1) through (2) [No change in text.]

**§1512.0307 Commercial Nodes - CN-1, CN-1A, CN-2, CN-2A, CN-3, and CN-4 Zones**

(a) [No change in text.]

(b) Property Development Regulations

(1) [No change in text.]

(2) Yard and Setback Requirements

(A) [No change in text.]

(B) That portion of structures exceeding 48 feet in height on Washington Street or 36 feet in height in all other areas shall be set back at least 15 feet from all property lines which are shared with another parcel.

(3) through (7) [No change in text.]

~~(8) Street Wall.~~

~~(A) [No change in text.]~~

~~(B) The street wall shall not exceed 48 feet in height on Washington Street or 36 feet in height in all other areas, with additional height of the structure set back at least 15 feet from the base of the street wall, except as may be required on one side of the building for fire or safety access, in which case no setback is required.~~

~~**§1512.0308 Commercial Linear Zones - CL-1, CL-2, CL-3, CL-5, CL-6, (CL-4 is Renamed CV-3, See Section 1512.0309)**~~

~~(a) [No change in text.]~~

~~(b) Property Development Regulations~~

~~(1) Residential Density~~

~~One dwelling unit is permitted for each "X" square feet of lot area shown in the third column of Table 1512-03O.~~

~~**Table 1512-03O  
Residential Density**~~

~~[No change in text.]~~

~~**Table 1512-03P  
Residential Density Exception**~~

~~[No change in text.]~~

~~(2) Yard and Setback Requirements~~

~~(A) Commercial Projects With No Residential Use. No front, side, or rear yards are required, except as follows:~~

- (i) ~~In the CL-5 zone, a 10-foot front yard and 10-foot street side yard are required.~~
- (ii) ~~Where the property abuts residentially zoned property, or commercial transition zoned property, a minimum 6-foot yard shall be provided adjacent to that property. The third story requires a 9-foot setback and additional stories shall be set back a minimum of 15 feet from the property line.~~

~~Zero Yard Option. The following zero-foot side yard option shall only be granted through approval of a Mid-City Communities Development Permit:~~

~~Up to 100 linear feet of a building wall may be on a property line abutting MR-400, MR-800B, MR-1000B, MR-1000, or commercial transition zoned property. Any third story shall be set back at least 6 feet; each story above the third requires a minimum 15-foot setback from the property line.~~

- (iii) ~~Where parking spaces are accessed directly from the street right-of-way with no~~

turnaround area, there shall be a minimum 20-foot setback for said parking spaces.

(B) — Residential or Mixed Residential/ Commercial Developments.

Minimum Yard Dimensions (Linear Feet) and Setbacks as shown in Table 1512-03Q apply.

**Table 1512-03Q  
Minimum Yard Dimensions**

Zone	Yard Location			
	Front	Interior Side	Street Side	Rear
<b>CL-1 Zone (ft)</b>	6 <sup>(4)(5)(6)</sup>	0 <sup>(2)(3)</sup>	4 <sup>(4)(6)</sup>	4 <sup>(2)</sup>
<b>CL-2 Zone (ft)</b>	6 <sup>(4)(5)(6)</sup>	6 <sup>(1)(2)</sup>	6 <sup>(6)</sup>	4 <sup>(2)</sup>
<b>CL-3 Zone (ft)</b>	6 <sup>(4)(5)(6)</sup>	6 <sup>(1)(2)</sup>	4 <sup>(4)(6)</sup>	4 <sup>(2)</sup>
<b>CL-5, CL-6 Zones</b>	10 <sup>(5)(6)</sup>	6	10 <sup>(6)</sup>	4 <sup>(2)</sup>

Footnotes for Table 1512-03Q

<sup>1</sup>through <sup>3</sup> [No change in text.]

<sup>4</sup> — Where parking spaces are accessed directly from the street right-of-way with no turnaround area, there shall be a minimum 20-foot setback for said parking spaces.

(3) — Height Limits

(A) through (B) [No change in text.]

(C) — For the CL-5 and CL-6 zones, the height limit is 30 feet.

(D) — The street wall shall not exceed 48 feet in height on Washington Street or 36 feet in height in all other areas, with additional height of the structure set back at least 15 feet from the base of the street wall, except as may be required

on one side of the building for fire or safety access, in which case on setback is required.

~~(4) Floor Area Ratio (FAR) and Coverage.~~

~~(A) through (D) [No change in text.]~~

**Table 1512-03R  
Floor Area Ratio (FAR)**

<b>Zone</b>	<b>FAR</b>
CL-1, CL-3	.25 and .50 <sup>(1)</sup>
CL-2, CL-2T	.25 and .50 <sup>(2)</sup>
CL-5	.50
CL-6	2.00

Footnotes for Table 1512-03R

<sup>1</sup> To qualify for the higher allowance, a project must be:  
 (a) On a lot of at least 30,000 square feet, or  
 (b) On a lot within 300 feet of a designated FAR Bonus Intersection.\*

<sup>2</sup> To qualify for the higher allowance, a project must be:  
 (a) On a lot of at least 30,000 square feet, or  
 (b) On a lot within 150 feet of a designated FAR Bonus Intersection.\*

**~~§1512.0309 Commercial Village Zones - CV-1, CV-2, CV-3, CV-4~~**

~~(a) through (b) [No change in text.]~~

**~~§1512.0310 Neighborhood Professional Zones - NP-1, NP-2, NP-3~~**

~~(a) through (b) [No change in text.]~~

~~§1512.0311~~ **Additional Development Regulations – All Mid-City Zones**

~~(a) through (e) [No change in text.]~~

**Article 12: Mid-City Communities Planned District**

**Division 4: General and Supplemental Regulations**

~~§1512.0402~~ **Parking Regulations**

~~Parking shall conform to Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

~~(a) Commercial projects in the CV-3 zone, must meet one of 2 options:~~

~~(a) parking is not permitted in the 50 percent of the area of the parcel closest to the street, except that enclosed and covered parking may be permitted in accordance with the yard and setback requirements of the CV-3 zone; or (b) there shall be a building wall of at least 13 feet in height located within 5 feet of any street frontage property line, along not less than 65 percent of both the front and side street property lines. The setback may be increased to 15 feet if a sidewalk cafe, public plaza, retail courtyard or arcade is provided for exclusive use of pedestrians. In either option (a) or (b), at least one pedestrian entry per street wall frontage shall be provided from the street into or through the commercial use.~~

~~(b) — Vehicles may be parked within that portion of a required street yard that is not within a required front or street side yard, provided that vehicular use areas within the street yard are constructed of an upgraded hardscape element as defined in Land Development Code Section 113.0103.~~

~~§1512.0404 — Streetscape Development Regulations~~

~~(a) — Curb Cuts And Driveways~~

~~Curb Cuts and driveways shall conform to Land Development Code Section 142.0560, in addition to the following regulations:~~

~~(1) — No driveway shall be located on Adams Avenue, Park Boulevard, University Avenue or on Fourth, Fifth or Sixth Avenues south of Washington Street, when the lot or premises is served by a standard alley with a 20-foot-wide right of way or alternate street, except as follows:~~

~~(A) through (D) [No change in text.]~~

~~(2) — In all MR-3000 and MR-2500 zones, any lot served by an alley must use that alley as its sole means of parking access, except where one existing driveway may be used to provide access to an additional unit.~~

~~(b) — Sidewalks~~

~~(1) — There shall be a distance of at least 10 feet between the curb and the adjacent property line, unless the property is constrained by topography exceeding 25 percent slope or is within designated open space of the adopted community~~

plan. For those property frontages Washington Street, there shall be a distance of at least 14 feet between the curb and the adjacent property line. Additional right-of-way shall be obtained when redevelopment occurs in those cases where the curb-to-property line distance does not meet the requirements of this paragraph, but in no case shall the curb-to-property line distance be reduced.

(2) [No change in text.]

(c) [No change in text.]

**Article 12: Mid-City Communities Planned District**

**Figure 1**

**Figure 2**

**Figure 3**

**Figure 4**