



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: July 19, 2018 REPORT NO. PC-18-015
HEARING DATE: July 26, 2018
SUBJECT: Old Town San Diego Community Plan and Planned District Ordinance Amendment. Process Five Decision

SUMMARY

Issue: Should the Planning Commission recommend to the City Council approval of the Old Town San Diego Community Plan update, General Plan amendments, Municipal Code Amendments (including Old Town San Diego Planned District Ordinance Amendments), and Rezoning.

Staff Recommendations:

1. RECOMMEND to the City Council **CERTIFICATION** of Program Environmental Impact Report No. 561630/SCH. No. 2018011022.
2. RECOMMEND to the City Council **APPROVAL** of an ordinance amending Land Development Code Chapter 15, Article 16, Division 1 and repealing Chapter 15, Article 16, Divisions 2 through 4.
3. RECOMMEND to the City Council **APPROVAL** of a resolution amending the Old Town San Diego Community Plan and amending the General Plan.
4. RECOMMEND to the City Council **APPROVAL** of an ordinance rezoning land within the Old Town San Diego community consistent with the Old Town San Diego Community Plan.

Community Planning Group Recommendation: The Old Town San Diego Community Planning Group will consider the Old Town San Diego Planned District Ordinance and Old Town San Diego Community Plan Update at their July 11, 2018 meeting. The Community Planning Group's recommendation will be provided to the Planning Commission in staff's presentation on July 26, 2018.

Old Town San Diego Planned District Design Review Board Recommendation: On June 18, 2018, the Old Town San Diego Planned District Design Review Board voted 4-0-0 recommend the proposed revisions to the Old Town San Diego Planned District Ordinance with requested clarifications to the Site and Building Design Requirements regarding Pedestrian Orientation and Common Open Space, and revision to the Architectural Periods and Features requirements applicable to the Mason Sub-District. These revisions have been incorporated into the document.

Technical Advisory Committee: On January 10, 2018, the Technical Advisory Committee voted 11-0-0 recommend the use of a Planned District Ordinance to implement the proposed Old Town San Diego Community Plan while utilizing citywide development regulations wherever feasible and updating the format to be consistent with citywide zones.

Park and Recreation Board: On January 18, 2018, the Park and Recreation Board voted 9-0-1 to recommend approval of the Old Town San Diego Community Plan Recreation Element.

Historical Resources Board: On April 26, 2018, the Historical Resources Board voted 9-0-0 (on consent) to recommend to the City Council adoption of the Old Town San Diego Community Plan Area Historic Resources Reconnaissance Survey (Reconnaissance Survey); the Prehistoric Cultural Resources Study (Cultural Resources Study); the Historic Preservation Element of the Old Town Community Plan update (HPE); and the Program Environmental Impact Report (PEIR) section related to Cultural/Historical Resources.

Environmental Review: A Program Environmental Impact Report (PEIR) No. 561630/SCH No. 2018011022 has been prepared pursuant to the California Environmental Quality Act (CEQA) for the above referenced project. A Notice of Preparation (NOP) soliciting input on the scope of the PEIR was issued on November 4, 2015. The Draft PEIR was made available for public review beginning January 12, 2018. The Final PEIR has been distributed with this report. Responses to public comments pertaining to the proposed community plan document and policies are addressed in Attachment 5.

Housing Impact Statement: The Old Town San Diego community has approximately 474 residential dwelling units. The existing adopted community plan has an estimated build out of 570 residential dwelling units. With the proposed community plan, 835 additional residential dwelling units could be built, for an estimated total build out of 1,405 residential dwelling units. This is a 146.5 percent increase over the existing adopted community plan.

BACKGROUND

A. Community Overview:

Old Town San Diego (Old Town) is a historically important community and the birthplace of California, where the first Spanish fort and settlement in present-day California were established near a Kumeyaay settlement in 1769. The community contains many historically designated landmarks and several highly utilized state, county, and city parks, including Old Town San Diego State Historic Park, Heritage County Park, and Presidio Regional Park.

Old Town encompasses approximately 275 acres within the central area of the City, bounded by Interstates 5 and 8 and the Mission Hills neighborhood of the Uptown community (Attachment 1). The community is located adjacent to the San Diego River and the Mission Valley community, the Morena neighborhood of the Linda Vista Community, and the Midway-Pacific Highway community, and is near San Diego International Airport. Old Town contains a street network featuring an interconnected grid of narrow streets with pedestrian-scaled blocks. This urban framework supports a wide variety of visitor-oriented, park, institutional, and residential uses. The community's core, located along San Diego Avenue between Taylor Street and Ampudia Street, contains Old Town San Diego State Historic Park and, southwest

of Twiggs Street, pedestrian-oriented retail, commercial, visitor attraction, and hotel uses. The areas adjacent to the core contain a mixture of single and multi-family residential, commercial office, government office, and hotel uses. In addition to a historic and cultural destination for visitors, Old Town is home to 832 residents.

The current Old Town San Diego Community Plan was adopted in 1987. Its stated goals are to preserve and enhance the historical significance of the community, create a balanced development in Old Town between community interests and regional visitor attractions, and establish density, architectural, and urban design standards that are consistent with the community's historical precedent. It is implemented by the Old Town San Diego Planned District Ordinance (PDO), which provides zoning and development controls. The Old Town San Diego PDO is supplemented by and incorporates by reference the Old San Diego Architectural and Site Development Standards and Criteria document, which provides additional design guidelines and illustrative photographs and drawings.

Old Town has rich transit access via the Old Town Transit Center, which is served by local buses, the Trolley's Green Line and future Blue Line extension, the North County Transit District's (NCTD) COASTER, the Amtrak Pacific Surfliner. The community also has direct freeway connections to I-8 and I-5. As a result, 89% of the community plan area is within a Transit Priority Area (TPA).

B. Community Participation and Outreach Effort:

The update to the community plan was initiated in November 2010. Planning Department staff conducted an extensive public outreach process focused around community and stakeholder engagement. Old Town residents, business and property owners, other interested parties, organizations (e.g. the Old Town San Diego Chamber of Commerce and Save Our Heritage Organisation), and agencies (e.g. San Diego Unified School District, California State Parks, County of San Diego, SANDAG, Metropolitan Transit System, and Caltrans) participated in a series of public outreach meetings, including a workshop, a historical context workshop, a design charrette, a walking audit, and other engagement activities. Over 40 community outreach meetings have occurred during the community plan update process.

The Old Town San Diego Community Planning Group served as the Old Town San Diego Community Plan Update Advisory Board. There were regular presentations and discussions at the Old Town Community Planning Group meetings throughout the update process. Additionally, staff engaged the Old Town San Diego Design Review Board to provide input on the implementation of the proposed Community Plan through the proposed revisions to the Old Town San Diego Planned District Ordinance.

DISCUSSION

A. Why is the Old Town San Diego Community Plan Update needed?

An update to the Old Town San Diego Community Plan is needed to (1) update the vision, goals, and policies for land use and development in Old Town; and to incorporate City of Villages strategy and the policies of the 2008 General Plan; (2) to update and improve the

architectural and urban design policies for the community; and (3) to increase residential opportunities in the community in general and in particular near transit.

Old Town is a unique and vibrant community with active and engaged residents, significant history and historical resources, and tourist attractions which support retail, restaurant, hotel, and other visitor-oriented businesses. In order to maintain the vibrancy in to the future, it is necessary to update community vision, goals, and policies for land uses and development next 30 years. Key to this effort is the implementation of the “City of Villages” strategy, which will guide the planned mix of land uses and mobility network in the heart of the community to support community livability, walkability, bicycling, and transit use.

B. What does the Old Town Community Plan Update attempt to accomplish?

The Old Town San Diego Community Plan Update (Attachment 2) emphasizes historic preservation, architectural and urban design that is consistent with Old Town’s historical character, and land use and mobility policies consistent the General Plan City of Villages stagey. It maintains a balance between residential and commercial uses while retaining and enhancing the pre-1872 community character of Old Town. The proposed Community Plan also contains policies to improve and connectivity and design character between the historic core of the community in Old Town State Historic Park and Presidio Park, and to improve connections between the historical resources in these areas, the rest of the community, and the Old Town Transit Center.

The Community Plan update provides updated land use and urban design policies and development regulations to implement the vision for new development in Old Town that enhances historical character, supports visitor-oriented uses, and fosters residential and commercial uses that enhance community vitality. It also improves the policy guidance for new development regarding architectural and urban design compatibility with Old Town’s historical character by incorporating the standalone Old San Diego Architectural and Site Development Standards document into the Urban Design Element of the proposed Community Plan. It emphasizes conservation and sustainability to meet Climate Action Plan goals, including the creation of a robust urban tree canopy, implementation of storm water management techniques, generation of renewable energy, and use of sustainable materials and building techniques, all in a manner that is consistent with Old Town’s character. The proposed Community Plan increases opportunities for housing within areas identified as Transit Priority Areas (TPA), consistent with the Climate Action Plan.

C. What are some of the more significant changes being proposed in the Community Plan update?

The changes in the proposed Community Plan update include:

- Emphasizing Old Town San Diego as a residential community by allowing additional residential opportunities and higher residential densities where compatible with community character and within walking distance to transit. Eighty percent of the anticipated future dwelling units in Old Town would be within a Transit Priority Area.

- Improving pedestrian and bicycle connections to key community destinations, including parks and the Old Town Transit Center, and encouraging the design and implementation of a coordinated wayfinding system that facilitates active transportation and transit use and enhances community character.
- Re-envisioning opportunity sites for visitor-oriented parking and providing parking management strategies to provide adequate parking that supports visitor attractions and does not detract from the community character
- Placing a greater emphasis placed on upon conservation and sustainability to meet Climate Action Plan goals, including the creation of a drought-resistant urban tree canopy to further climate adaptation goals; implementation of storm water management techniques; generation of renewable energy; and use of sustainable building techniques and materials, all in a manner that is consistent with Old Town's character.
- Combining the guidance from the Old San Diego Architectural and Site Development Standards and Criteria into the updated Community Plan and Old Town San Diego Planned District Ordinance.
- Comprehensively updating the Old Town San Diego Planned District ordinance, including reconfiguration of the Old Town San Diego Planned District Design Review Board to facilitate board appointments and meeting scheduling.
- Applying the Residential Tandem Parking Overlay Zone to the entire community plan area to facilitate new residential development.

D. Why is the Old Town San Diego Planned District Ordinance (PDO) needed?

Old Town has an unique historical importance to the City and to California, and has unique goals for its land use and development policies and regulations. The Planned District tool allows tailored development and use regulations to be applied in Old Town to maintain and replicate its unique character. This tool has been utilized in Old Town since the 1970s with the purpose and intent to "retain, replicate, and enhance the distinctive character of the Old Town historic area that existed prior to 1872." Planning staff evaluated options to implement the community plan goals and policies regarding land use, architectural design, and urban design. While other mechanisms are available in the Municipal Code to regulate land uses, the tool established by the Municipal Code to regulate special community character, including architecture and urban design, is the Planned District.

E. What changes to the Old Town San Diego PDO are proposed?

A thorough update to the Old Town San Diego PDO (Attachments 3 and 4) is proposed to implement the updated community plan with zoning and development regulations; reduce the complexity of the regulations; modify regulations which may discourage development while maintaining consistency with historical community character; create more consistency of format and terminology with the Citywide base zones; consolidate architectural and urban design guidance; clarify permitted and non-permitted uses, and modify the structure of the Old Town San Diego Planned District Design Review Board to facilitate board appointments and meetings. The proposed PDO update includes the following changes:

- Updates to the permitted land uses in Old Town to encourage community vitality and pedestrian activity.

- Elimination duplicative requirements in the current PDO, e.g. maximum floor area ratio and maximum lot coverage.
- Simplification of building height requirements and increase permitted building heights in some areas in a context-sensitive manner.
- Addition of a maximum number of building stories requirement based on historical references to avoid out-of-scale development.
- Replacement of the maximum building size (square footage) requirement with a maximum building footprint requirement to provide greater development flexibility while maintaining desired building scale and massing.
- Simplification of setback requirements and reduction of significant required setbacks along Taylor Street.
- Elimination of a requirement that additions and renovations to existing structures with previously conforming on-site parking provide double the required number of parking spaces for the size of the addition.

F. What changes are proposed to the Old Town San Diego Planned District Design Review Board (Design Review Board)?

Through the proposed revisions to the Old Town PDO, a reconfiguration of the Design Review Board is proposed to facilitate board appointments, achieve quorum at regularly scheduled meetings, and avoid delays in development project review. Currently, four of the existing seven seats on the Design Review Board are filled, which creates difficulties for scheduling and holding meetings. The updated PDO proposes to reduce the number of seats from seven to five. It also broadens the types of professionals that are eligible to be appointed to the Design Review Board to include individuals with experience in historical preservation and archaeology, and clarifies the types of professionals that should be represented on the Design Review Board. The Old Town San Diego Planned District Design Review Board voted 4-0-0 recommend the proposed revisions to the Old Town San Diego Planned District Ordinance, including the reconfiguration of the Design Review Board.

G. How does the Community Plan implement the Climate Action Plan?

The Climate Action Plan (CAP) is intended to ensure the City of San Diego achieves Greenhouse Gas (GHG) reductions through local action. The CAP identifies five primary strategies implemented by a number of programs and actions, which together will meet state GHG reduction targets. Community plan updates play a major role in implementing Strategy 3: Bicycling, Walking, Transit & Land Use. Key community plan-related measures under Strategy 3 include:

- Action 3.1: Implement the General Plan's Mobility Element and the City of Villages Strategy in Transit Priority Areas to increase the use of transit;
- Action 3.2: Implement pedestrian improvements in Transit Priority Areas to increase commuter walking opportunities;
- Action 3.3: Implement the City of San Diego's Bicycle Master Plan to increase commuter bicycling opportunities;
- Action 3.6: Implement transit-oriented development within Transit Priority Areas.

In addition, the Old Town San Diego Community Plan Update includes language to help realize Strategy 1 (Water & Energy Efficient Buildings) and Strategy 5 (Climate Resiliency) and the following related actions:

- Action 1.1 Encourage new development and building retrofits to incorporate as many energy-saving measures as possible.
- Action 1.4: Encourage new development and building retrofits to incorporate as many water-wise practices as possible.
- Action 5.1 Implement the City's Urban Tree Planting Program by incorporating drought tolerant, carbon sequestering trees into Urban Design.

The proposed community plan complies with the CAP by doing the following:

- Providing land use designations that increase residential capacity in Transit Priority Areas by over 800 dwelling units;
- Developing and implementing zoning and development regulations to support transit-oriented development near the Old Town Transit Center;
- Providing policies and planned improvements to support transit operations;
- Designing a planned multi-modal mobility network that includes pedestrian and bicycle facilities that connect people to the Old Town Transit Center;
- Providing to ensure that development includes sustainable development practices including energy-efficient and low water use site and building features; low impact site design and site elements; and sustainable building materials and methods; and
- Providing policies to increase the urban tree canopy.

Attachment 7 provides additional information on how the plan complies with the requirements of the City's CAP.

H. How will the Community Plan be implemented?

Key actions to implement the community plan include the adoption of the proposed update to the Old Town San Diego Planned District Ordinance; public facilities included in the City's capital improvement program that are prioritized and funded in part through development impact fees; and other sources of public, private, and non-profit initiatives such as regional transportation improvements. Key tools to implement the plan include:

1. Old Town San Diego Planned District Ordinance (PDO)

The proposed update to the Old Town San Diego PDO will implement the proposed Community Plan's land use and urban design policies through community-specific zoning and development regulations tailored to Old Town's unique, historical land use and urban design characteristics. The proposed zoning and development regulations in the Old Town San Diego PDO update are based on and consistent with the policies in the proposed Community Plan update. (Attachments 3 and 4).

2. Residential Tandem Parking Overlay Zone (RTPOZ)

The proposed community plan update includes application of the Residential Tandem Parking Overlay Zone to the Old Town community. (Attachment 10).

3. Impact Fee Study (IFS)

An IFS with an associated Development Impact Fee (DIF) for the Old Town San Diego community is concurrently being prepared. The IFS and associated DIF will be presented to the City Council for consideration and approval, and a list of public facilities projects with cost estimates is provided with this report (Attachment 12). The DIF, when adopted, will be a partial funding source for the public facilities envisioned for the community. Portions of facilities costs not funded by DIF will need to be identified by future City Council actions in conjunction with the adoption of Capital Improvements Program (CIP) budgets.


4. Streamlining for Infill Projects

As stated in the Summary section of this report, PEIR No. 561630/SCH. No. 2018011022 (Attachment 5) has been prepared for this project pursuant to CEQA. CEQA Guidelines Sections 15162, 15183, and 15183.3 allow the City to streamline environmental review for individual infill projects. Under Section 15183.3, future development projects can rely on the analyses in the PEIR if the project meets applicable criteria for an infill project and would need to address project-specific impacts not addressed in the PEIR.

CONCLUSION

The proposed Old Town San Diego Community Plan update and Planned District Ordinance update consider current conditions and support the desired future vision of the Old Town San Diego community while establishing a framework for increased residential capacity, improved mobility, additional public space and recreation facilities, and historically compatible architectural and urban design. Implementation measures are clear and practical. Long-term realization of the community plan vision will require public, private and non-profit investment, as well as the active participation of city departments, other public agencies, and the community at large. The result will be a strong and vibrant Old Town community.

Respectfully submitted,



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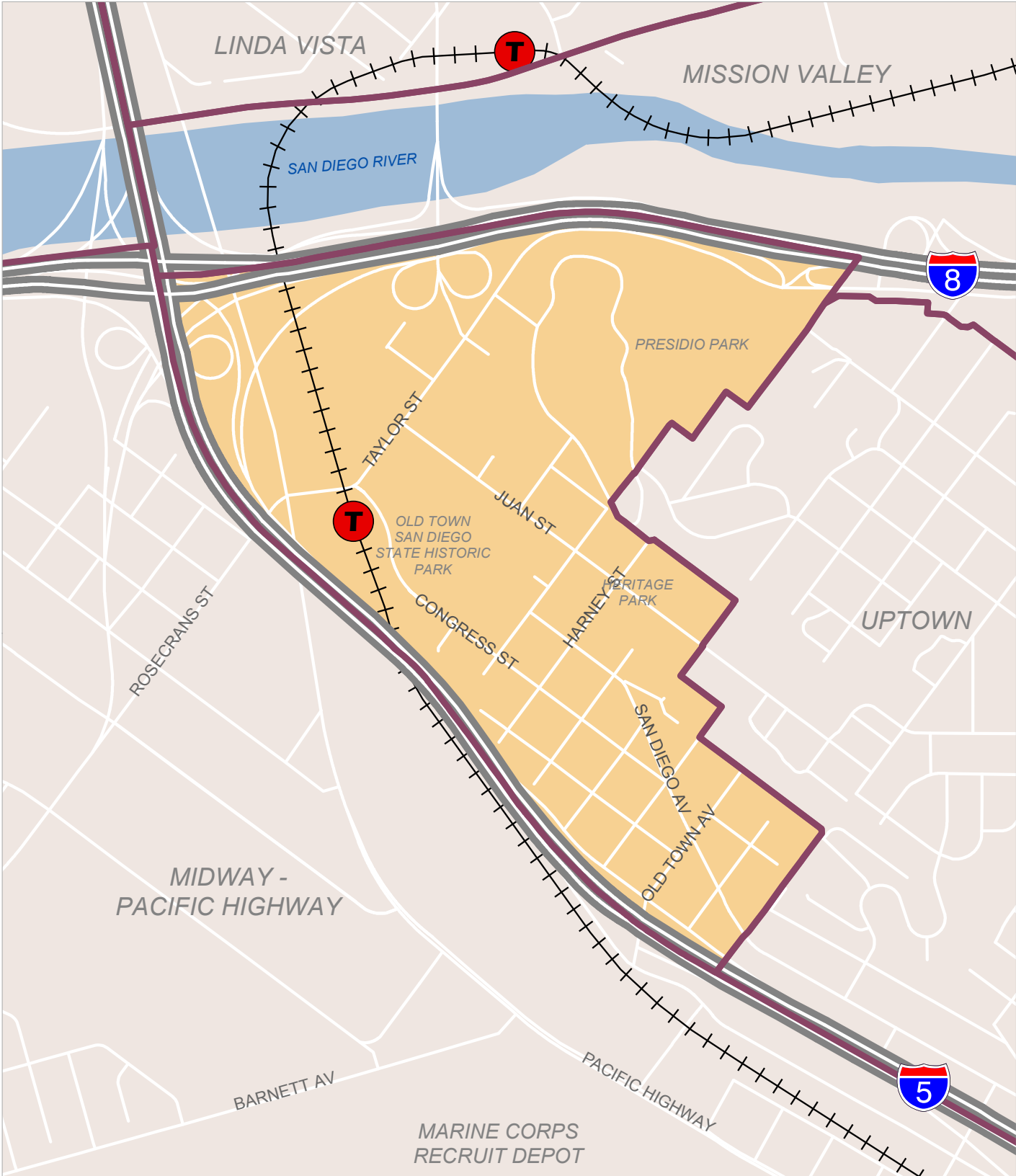


Vickie White
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LB/tg/vw

Attachments:

1. Old Town San Diego Community Plan Area Map
2. Proposed Old Town San Diego Community Plan Update (June 2018) (Under Separate Cover)
3. Proposed Old Town San Diego Planned District Ordinance
4. Proposed Old Town San Diego Planned District Ordinance with Strikeout-Underline
5. Old Town San Diego Community Plan Update Final PEIR (Under Separate Cover)
6. Community Plan Comment Topics
7. Climate Action Plan (CAP) Conformance Evaluation
8. Old Town San Diego Proposed Zoning Map (C-991)
9. Proposed List of Assessor's Parcel Numbers for Rezone
10. Draft Land Development Code Amendments
11. Draft Resolution – Amending the Old Town San Diego Community Plan and General Plan
12. Draft List of Public Facilities Projects for the Old Town San Diego Community Plan



**Old Town San Diego
Community Plan Area**

Old Town San Diego Community Plan
June 2018 Draft

Available Under Separate Cover:

<https://www.sandiego.gov/planning/community/cpu/oldtownmidway/oldtownupdate>

Chapter 15 Planned Districts

Article 16: Planned Districts

Division 1: Old Town San Diego Planned District

§1516.0101 Purpose and Intent

- (a) The purpose of the Old Town San Diego Planned District (Planned District) is to retain, replicate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1872; protect and preserve historical resources, important archaeological sites, traditional cultural properties (tribal cultural resources), and early San Diego descendant resources; and implement the Old Town San Diego Community Plan. The intent is to create an exciting and viable community capitalizing on the area's proud Indigenous, Spanish, Mexican, and American heritage and importance as California's Birthplace. Development in Old Town San Diego must adhere to the requirements of this Division to preserve and enhance the unique village character and atmosphere of Old Town San Diego prior to 1872. The provisions of this Division are in keeping with the objectives and policies of the Old Town San Diego Community Plan and the City of San Diego General Plan.

§1516.0102 Boundaries

The regulations which follow shall apply to Old Town San Diego Planned District, within the boundaries of the Old Town San Diego Community Plan Area, as designated on Map Drawing No. C-992 and as shown generally on Diagram 1516-01A.

§1516.0103 Old Town San Diego Planned District Design Review Board

- (a) Appointments, Terms and Procedures
- (1) The Old Town San Diego Planned District Design Review Board (hereafter referred to as the Board) shall be created to provide advice as specified in Section 1516.0103(b). The Board shall be composed of 5 members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve four-year terms and each member shall serve until his successor is duly appointed and qualified. After a four-year term, members can be re-elected, no person may serve for more than eight consecutive years (two four-year terms). The members shall be appointed in such a manner that the terms of not more than 2 members shall expire in any year. The expiration date shall be March 1. During March of each year, the Mayor may designate one member as Chairperson however, in the absence of such designation, the Board shall, on or after April 15, select a Chairperson from among its members.

- (A) All members shall be electors of the County of San Diego at the time of appointment. Members of the Board shall be persons who shall be specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, historic preservation, archaeology, tourism, planning, or other relevant business or profession able to judge the aesthetic effects of a proposed development in the following categories: one (1) seat for a registered architect or landscape architect; two (2) seats for persons qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, historic preservation, archaeology, tourism, planning, or other relevant business or profession; one (1) seat for a member of the Old Town San Diego Community Planning Group; and one (1) seat for a person who is a resident, property owner, or business licensee within the Old Town San Diego Community Planning area or a member of the Old Town San Diego Community Planning Group.
- (2) A Board member shall be replaced if the member has 3 un-excused consecutive absences within the 12-month period of April through March each year.
- (3) Three members shall constitute a quorum for the transaction of business and a majority vote; and not less than 3 affirmative votes shall be necessary to make any Board decision. The Board may adopt rules of procedure to supplement those contained within this Planned District Ordinance.
- (4) The Development Services Director or designee shall serve as Secretary of the Board as an ex-officio member. The Board shall only hold a meeting when the Secretary is in attendance. The Secretary shall not be entitled to vote.
- (5) All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
- (6) The Board shall render a report annually on December 1, or on request, to the Mayor and to the Old Town San Diego Community Planning Group.

(b) Powers and Duties

- (1) It shall be the duty of the Board to review and make a recommendation to the appropriate decision-making authority on applications for permits, maps, or other matters within the Old Town San Diego Planned District that require Process Three, Process Four, Process Five, and Process CIP-Five decisions, and to submit its recommendations or comments on these matters in writing within 30 calendar days to the Development Services Director or designee. The Board may recommend that

the Development Services Director or designee approve, modify, or disapprove any application for a permit, map, or other matter based upon its condition of compliance or noncompliance with the adopted regulations and requirements. The Design Review Board shall utilize the regulations and procedures contained in this Division, the purpose and intent of the Planned District Ordinance, and the supplemental findings for development in the Planned District in evaluating the appropriateness of any development for which a permit or map is applied under the Old Town San Diego Planned District Ordinance. The Board shall also provide advice or clarification on architectural and urban design requirements (architectural features, site design, streetscape, landscape, parking, accessory buildings, sign requirements, and supplemental regulations) in compliance with the regulations and procedures contained in this Division for applications for permits or other matters within the Old Town San Diego Planned District that require Process One or Process Two decisions upon request of the Development Services Director or designee.

- (2) It shall also be the duty of the Board to recommend to the Planning Commission any changes to the development regulations contained in this Planned District Ordinance, provided such changes are necessary for the proper execution of the purpose and intent of the Planned District Ordinance and the adopted Old Town San Diego Community Plan; and to adopt rules of procedure to supplement those contained within this Planned District Ordinance.

§1516.0104 Applicable Regulations

This Division and the following provisions of the Land Development Code, unless otherwise specified herein, shall apply in the Old Town San Diego Planned District:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations), except Section 142.0370 (Construction Materials for Fences and Retaining Walls);

Chapter 14, Article 2, Division 4 (Landscape Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 7 (Off-Site Development Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations);

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations).

Where there is a conflict between the Land Development Code and the Old Town San Diego Planned District Ordinance, the Planned District Ordinance applies.

§1516.0105 Definitions

The following definitions apply to this Division. Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code also apply, unless they conflict with definitions in this section, in which case definitions in this section shall apply.

Architectural Features: The architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of an improvement or structure, including the type of building materials and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to the improvement or structure.

Architectural Style: The characteristic form and detail of buildings from a particular historical period or school of architecture.

Business Operational Sign: A sign that provides information about business operations and that is visible from the public right-of-way (permanently or during business hours), such as open/closed sign, hours of operation sign, and sign identifying or advertising other incidental business services or recommendations (e.g., credit cards accepted, ATM available).

Community Entry Sign and Neighborhood Identification Sign: Signs that announce entry into the community and highlight community identity for pedestrians, bicyclists, and motorists.

Directional Sign: A sign that provides direction at the building or site level to commercial or residential properties, or provides direction to elements of properties such as entrances or parking areas. Directional signs include street numbers.

Historical Identification Sign: A type of Identification Sign that is installed as part of the creation of a replica historical structure or restoration of a historical structure that existed prior to 1872 and is consistent with historical signs of the same time period in size, shape, design, material, coloring, lighting, and location.

Identification Sign (primary and secondary): A sign that states the name of the business owner or occupant of the commercial premises upon which the sign is placed, or otherwise identifies such premises, or describes goods offered, manufactured or produced, or services rendered on the premises. Identification signs can be wall signs, ground signs, or hanging projecting signs.

Minor in Scope: Alteration to an existing structure by an addition of floor area constituting 20 percent or less of the gross floor area of the structure; or removal, destruction, demolition, or alteration of 20 percent or less of a structure's exterior walls, on a cumulative basis; or removal, destruction, demolition, or alteration of 20 percent or less of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Major in Scope: Alteration to an existing structure by an addition of floor area constituting more than 20 percent of the gross floor area of the structure; or removal, destruction, demolition, or alteration of 20 percent or more of a structure's exterior walls, on a cumulative basis; or removal, destruction, demolition, or alteration of 20 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Miscellaneous Signs: Other signs designed to advertise, identify, or convey information, including pennants and flags.

Pedestrian Orientation: The characteristics of an area where the location and access to buildings, types of uses permitted on the street level, and storefront design cater to persons traveling by non-automobile modes of transportation.

Sidewalk Sign: A freestanding, movable sign often placed near sidewalks. Includes A-frame and sandwich board signs.

Site Design: The building orientation in relation to the site, sidewalks, and public right-of-way.

Temporary Sign: A sign designed to be displayed for a specific purpose for a limited period of time, such as a sign announcing an event, as well as banners.

Wayfinding Sign: A sign that provides guidance at the block level to destinations, such as parking facilities; guides vehicular circulation; and defines pedestrian and bicycle routes. Wayfinding signs may be located on public or private property.

§1516.0106 Administrative Regulations**(a) General Provision**

- (1) Any permit or any work within the Old Town San Diego Planned District, including erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure, or relocation of any structure may be reviewed by the Development Services Director or designee and the Old Town San Diego Planned District Design Review Board.
- (2) All City projects, that include the construction of new facilities, exterior modifications and additions to existing facilities, and improvements within the public right-of-way shall be subject to this Division.
- (3) Nothing in this Division supersedes, changes, amends, or in any way alters the manner, method or requirements of the review procedures for any historical site designated by the Historical Resources Board.

§1516.0107 Administration and Permits**(a) Required Permit Types and Decision Processes**

Table 1516-01A shows the required permit, decision process, and applicable regulations that are unique to the Old Town Planned District for specific types development proposals. For types of development proposals that are not listed in Table 1516-01A, refer to the regulations in Chapter 14 for required permits, decision processes, and applicable regulations.

Table 1516-01A
Type of Development Proposal and Applicable Regulations

	Type of Development Proposal	Applicable Sections	Required Permit /Decision Process
1.	Interior building modifications or interior repairs; or interior alterations that do not require any building permit.	Exempt from this Division	No permit required by this Division
2.	Renewal of roof coverings of any building permitted by the California Building Code and the California Residential Code, where the existing roofing material, roof structure, or roof diaphragm is not altered.	Exempt from this Division	No permit required by this Division

	Type of Development Proposal	Applicable Sections	Required Permit /Decision Process
3.	Re-roofing (where the existing roofing material, roof structure, or roof diaphragm is altered); repainting of exterior surfaces; any addition to or alteration of any non-historical structure which is Minor in Scope; and new construction of any non-habitable accessory structure that does not exceed 100 square feet in gross floor area and that would not be visible from the public-right-of-way.	1516.0124, 1516.0125, 1516.0126, 1516.0131, 1516.0132, Appendix A, Appendix B, Appendix C, Appendix D, and Appendix F	Ministerial Permit/Process One
4.	New construction of any building or primary structure; new construction of any habitable accessory structure; new construction of any non-habitable accessory structure that exceeds 100 square feet in gross floor area; new construction of any non-habitable accessory structure that would be visible from the public-right-of-way; signs; walls or fences; and any addition to or alteration of any non-historical structure which is Major in Scope.	1516.0124, 1516.0125, 1516.0126, 1516.0127, 1516.0128, 1516.0130 - 1516.0139, Appendix A, Appendix B, Appendix C, Appendix D, Appendix E, and Appendix F	Neighborhood Development Permit (NDP)/Process Two
5.	Development projects on locations sites where an archaeological site has been identified	1516.0108	SDP/Process Three
6.	Grading or any improvement which could directly affect an archaeological resource, tribal cultural resource, or early San Diego descendant resource.	143.0201-143.0280, 1516.0108	Varies

(b) Project Application

Application for a permit shall be made prior to commencement of any grading or any work in the erection of any new building or structure, repainting of exterior surfaces, remodeling or repair, alteration or addition to, or demolition of any building or structure existing within the Planned District or relocation of any structure to a site within the Planned District. Application for a development proposal shall be made in accordance with the Development Services Department Project Submittal Manual and shall include the following:

- (1) Descriptions or samples, or both, for proposed exterior building materials and improvements, showing the exterior appearance, color, and texture of materials; and

- (2) Submission of any other information the Development Services Director or designee deems necessary to evaluate the project for compliance with applicable laws and regulations.

(c) Supplemental Findings

A permit required in accordance with Section 1516.0107 may be approved or conditionally approved only if the decision maker makes the following supplemental finding in addition to the findings for the applicable permit type and decision process:

- (1) The proposed development is compatible with the purpose and intent of the Old Town San Diego Planned District Ordinance and the special character of the Old Town San Diego community, as defined in the Architectural and Urban Design Requirements (Section 1516.0124) and Architectural Periods and Features requirements (Section 1516.0125).

§1516.0108 Cultural and Historical Resources Procedures

Within the Old Town San Diego Planned District, the identification, preservation and treatment of historical resources, which include historical buildings, historical structures, historical objects, historical landscapes, historical districts, important archaeological sites traditional cultural properties, and designated historical resources shall occur consistent with the requirements of the Historical Resources Regulations (Chapter 14, Article 3, Division 2).

(a) Improvements to Historical Resources

Improvements to designated historical resources and historical resources identified in accordance with Section 143.0212 are not subject to the design requirements of the Old Town San Diego Planned District Ordinance, provided that the improvements have been determined consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties, as required by the Historical Resources Regulations.

(b) Important Archaeological Sites, Traditional Cultural Properties (Tribal Cultural Resources) and Early San Diego Descendant Resources

In addition to the requirements of the Historical Resources Regulations (Chapter 14, Article 3, Division 2), the following regulations are intended to protect and preserve the high cultural sensitivity of archaeological, tribal cultural, and early San Diego descendant resources within Old Town San Diego, and are required for all ground-disturbing activities within the Planned District.

- (1) Prior to issuance of any permit for a future project that could directly affect an archaeological, tribal cultural resource, or early San Diego Descendant resource, the City shall determine the potential for presence or absence of buried

archaeological, tribal cultural or early San Diego Descendant resources and appropriate treatment in accordance with the adopted Old Town San Diego Community Plan Mitigation Framework, the Land Development Manual - Historical Resources Guidelines, or applicable best practices for the treatment of archaeological, tribal and descendant resources in place at the time of application submittal.

- (2) Treatment of archaeological, tribal cultural, or early San Diego Descendant resources shall be determined in consultation with qualified City staff to assure compliance with all applicable, local, state and federal requirements.

§1516.0109 Purpose and Intent of Zones in the Old Town San Diego Planned District

Three types of zones within the Planned District are established. The purpose and intent of these zones is as follows:

- (a) **Old Town San Diego Residential zones** – intended to preserve and provide areas for residential development at various densities in specific areas of the community.
- (b) **Old Town San Diego Commercial zones** – intended to accommodate community-and-visitor serving commercial services, residential, and retail uses.
- (c) **Old Town San Diego Open Space-Park zones** – intended to provide public parks and recreational facilities that preserve, protect, and enhance the community's natural, cultural, and historic resources.

§1516.0110 Purpose of the Old Town San Diego Residential Zones (OTRS; OTRM)

The following are the purposes of each of the Old Town San Diego residential zones.

- (a) The purpose of the OTRS (Residential - Single Unit) zone is to accommodate single dwelling units with a neighborhood scale and orientation.
 - (1) OTRS-1-1 requires minimum 5,000-square-foot lots.
- (b) The purpose of the OTRM (Residential - Multiple Unit) zones is to provide for multiple dwelling unit development at varying densities with a neighborhood scale and orientation.
 - (1) OTRM-1-1 permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area.
 - (2) OTRM-2-1 permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.

- (3) OTRM-2-2 permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.

§1516.0111 Use Regulations for Old Town San Diego Residential Zones

- (a) The uses permitted in Old Town San Diego residential zones 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 Old Town San Diego residential zones, no premises shall be used or maintained except for the purposes or activities listed in Table 1516-01B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0112.
- (c) All uses or activities permitted in the Old Town San Diego residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in the Old Town San Diego residential zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the Old Town San Diego residential 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0112 Use Regulations Table for Old Town San Diego Residential Zones

Legend for Table 1516-01B

Symbol in Tables 1516-01B	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 development permit. 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 1516-01B**Use Regulations Table for Old Town San Diego Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd>> 3rd >> 4th >>	OTRS-	OTRM-		
		1-	1-	2-	
		1	1-	1	2
Open Space					
Active Recreation		P	P	P	
Passive Recreation		P	P	P	
Natural Resources Preservation		P	P	P	
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		-	-	-	
Commercial Stables		-	-	-	
Community Gardens		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 ⁽¹⁾	P ⁽¹⁾
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-
Shopkeeper Units	-	-	-
Single Dwelling Units	P ⁽²⁾⁽³⁾	P ⁽³⁾	P ⁽³⁾
Separately Regulated Residential Uses			
Boarder & Lodger Accommodations	N	N	L
Companion Units	L	L	L
Employee Housing:			
6 or Fewer Employees	-	-	-
12 or Fewer Employees	-	-	-
Greater than 12 Employees	-	-	-
Fraternities, Sororities and Student Dormitories	-	-	-
Garage, Yard, & Estate Sales	L	L	L
Guest Quarters	L	L ⁽⁴⁾	-
Home Occupations	L	L	L
Housing for Senior Citizens	C	C	C
Live/Work Quarters	-	-	-
Residential Care Facilities:			
6 or fewer persons	P	P	P
7 or more persons	-	-	-
Transitional Housing:			
6 or fewer persons	P	P	P
7 or more persons	-	-	-
Watchkeeper Quarters	-	-	-
Institutional			
Separately Regulated Institutional Uses			
Airports	-	-	-
Botanical Gardens & Arboretums	-	-	-
Cemeteries, Mausoleums, Crematories	-	-	-
Correctional Placement Centers	-	-	-
Educational Facilities:			
Kindergarten through Grade 12	-	-	-
Colleges / Universities	-	-	-
Vocational / Trade School	-	-	-
Energy Generation & Distribution Facilities	-	-	-
Exhibit Halls & Convention Facilities	-	-	-

Flood Control Facilities	L	L	L
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	C
Homeless Facilities:			
Congregate Meal Facilities	-	-	-
Emergency Shelters	-	-	-
Homeless Day Centers	-	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	-	-
Interpretive Centers	C	C	C
Museums	C	C	C
Major Transmission, Relay, or Communications Switching Stations	-	-	-
Placemaking on Private Property	L ⁽⁵⁾	L ⁽⁵⁾	L ⁽⁵⁾
Satellite Antennas	N ⁽⁶⁾	N ⁽⁶⁾	N ⁽⁶⁾
Social Service Institutions	-	-	-
Solar Energy Systems	L	L	L
Wireless Communication Facility:			
Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a non- residential use	-	-	-
Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a residential use	-	-	-
Wireless communication facility in the public right-of- way with above ground equipment	-	-	-
Wireless communication facility outside the public right-of-way	-	-	-
Retail Sales			
Building Supplies & Equipment	-	-	-
Food, Beverages and Groceries	-	-	-
Consumer Goods, Furniture, Appliances, Equipment	-	-	-
Pets & Pet Supplies	-	-	-
Sundries, Pharmaceuticals, & Convenience Sales	-	-	-
Wearing Apparel & Accessories	-	-	-
Separately Regulated Retail Sales Uses			
Agriculture Related Supplies & Equipment	-	-	-
Alcoholic Beverage Outlets	-	-	-
Farmers' Markets			
Weekly Farmers' Markets	-	-	-

Daily Farmers' Market Stands	-	-	-
Marijuana Outlets	-	-	-
Plant Nurseries	-	-	-
Retail Farms	-	-	-
Retail Tasting Stores	-	-	-
Swap Meets & Other Large Outdoor Retail Facilities	-	-	-
Commercial Services			
Building Services	-	-	-
Business Support	-	-	-
Eating & Drinking Establishments	-	-	-
Financial Institutions	-	-	-
Funeral & Mortuary Services	-	-	-
Instructional Studios	-	-	-
Maintenance & Repair	-	-	-
Off-Site Services	-	-	-
Personal Services	-	-	-
Radio & Television Studios	-	-	-
Tasting Rooms	-	-	-
Visitor Accommodations	-	-	-
Separately Regulated Commercial Services Uses			
Adult Entertainment Establishments:			
Adult Book Store	-	-	-
Adult Cabaret	-	-	-
Adult Drive-In Theater	-	-	-
Adult Mini-Motion Picture Theater	-	-	-
Adult Model Studio	-	-	-
Adult Motel	-	-	-
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	-	-	-
Bed & Breakfast Establishments:			
1-2 Guest Rooms	-	-	-
3-5 Guest Rooms	-	-	-
6+ Guest Rooms	-	-	-
Boarding Kennels/ Pet Day Care	-	-	-
Camping Parks	-	-	-
Child Care Facilities:			
Child Care Centers	-	-	-
Large Family Child Care Homes	-	-	-

Small Family Child Care Homes	L	L	L
Eating and Drinking Establishments with a Drive-in or Drive-through	-	-	-
Fairgrounds	-	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses	-	-	-
Helicopter Landing Facilities	-	-	-
Massage Establishments, Specialized Practice	-	-	-
Medical Marijuana Consumer Cooperatives	-	-	-
Mobile Food Trucks	-	-	-
Nightclubs & Bars over 5,000 square feet in size	-	-	-
Parking Facilities as a Primary Use:			
Permanent Parking Facilities	-	-	-
Temporary Parking Facilities	-	-	-
Private Clubs, Lodges and Fraternal Organizations	-	-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size	-	-	-
Pushcarts:			
Pushcarts on Private Property	-	-	-
Pushcarts in Public Right of Way	-	-	-
Recycling Facilities:			
Large Collection Facility	-	-	-
Small Collection Facility	-	-	-
Large Construction & Demolition Debris Recycling Facility	-	-	-
Small Construction & Demolition Debris Recycling Facility	-	-	-
Drop-off Facility	-	-	-
Green Materials Composting Facility	-	-	-
Mixed Organic Composting Facility	-	-	-
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial	-	-	-
Large Processing Facility Accepting All Types of Traffic	-	-	-

Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial	-	-	-
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	-	-	-
Urgent Care Facility	-	-	-
Veterinary Clinics & Animal Hospitals	-	-	-
Zoological Parks	-	-	-
Offices			
Business & Professional	-	-	-
Government	-	-	-
Medical, Dental, & Health Practitioner	-	-	-
Regional & Corporate Headquarters	-	-	-
Separately Regulated Office Uses			
Real Estate Sales Offices & Model Homes	-	-	-
Sex Offender Treatment & Counseling	-	-	-
Vehicle & Vehicular Equipment Sales & Service			
Commercial Vehicle Repair & Maintenance	-	-	-
Commercial Vehicle Sales & Rentals	-	-	-
Personal Vehicle Repair & Maintenance	-	-	-
Personal Vehicle Sales & Rentals	-	-	-
Vehicle Equipment & Supplies Sales & Rentals	-	-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses			
Automobile Service Stations	-	-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use	-	-	-
Distribution and Storage			
Equipment & Materials Storage Yards	-	-	-
Moving & Storage Facilities	-	-	-

Distribution Facilities	-	-	-
Separately Regulated Distribution and Storage Uses			
Impound Storage Yards	-	-	-
Junk Yards	-	-	-
Temporary Construction Storage Yards Located off-site	N	N	N
Industrial			
Heavy Manufacturing	-	-	-
Light Manufacturing	-	-	-
Marine Industry	-	-	-
Research & Development	-	-	-
Testing Labs			
Trucking & Transportation Terminals	-	-	-
Separately Regulated Industrial Uses			
Hazardous Waste Research Facility	-	-	-
Hazardous Waste Treatment Facility	-	-	-
Marijuana Production Facilities			
Marine Related Uses Within the Coastal Overlay Zone	-	-	-
Mining and Extractive Industries	-	-	-
Newspaper Publishing Plants	-	-	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-
Very Heavy Industrial Uses	-	-	-
Wrecking & Dismantling of Motor Vehicles	-	-	-
Signs			
Allowable Signs	P	P	P
Separately Regulated Signs Uses			
Community Entry Signs	N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾
Neighborhood Identification Signs	N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾
Comprehensive Sign Program	-	-	-
Revolving Projecting Signs	-	-	-
Signs with Automatic Changing Copy	-	-	-
Theater Marquees	-	-	-

Footnotes to Table 1516-01B

- ¹ Non-owner occupants must reside on the premises for at least 7 consecutive calendar days.
- ² A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a single dwelling unit when the occupancy of the dwelling unit would consist of six or more persons eighteen years of age and older residing in the dwelling unit for a period of 30 or more consecutive days.
- ³ Development of a small lot subdivision is permitted in accordance with Section 143.0365.

- 4 A guest quarter or habitable accessory building is permitted in accordance with Section 141.0307 only as an accessory use to a single dwelling unit.
- 5 Placemaking on private property in OTRS and OTRM zones shall not include commercial services or assembly and entertainment uses as accessory uses.
- 6 Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director or designee.
- 7 Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0113 Development Regulations of Old Town San Diego Residential Zones

- (a) Within the Old Town San Diego residential zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01C, 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 Old Town San Diego residential zones whether or not a permit or other approval is required, except where specifically identified.

§1516.0114 Development Regulations Table for Old Town San Diego Residential Zones

Table 1516-01C

Development Regulations Table for OTR Zones

	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	2-
	4th >>	1	1	1	2
Max permitted density (see footnotes ^{1,2})		5,000 ⁽¹⁾	3,000 ⁽²⁾	1,750 ⁽²⁾	1,000 ⁽²⁾
Min lot area (sf)		5,000	3,000	2,500	2,500
Min lot dimensions					
Lot width (ft)		-	-	-	-
Street frontage (ft.)		-	-	-	-
Lot width (corner) (ft.)		-	-	-	-
Lot depth (ft.)		-	-	-	-
Setback requirements					
Min Front setback (ft.)		15 ⁽³⁾	5	5	5
Min Side setback (ft.)		4	5	5	5

Min Street side setback (ft.)	10 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾	15 ⁽³⁾
Min Rear setback (ft.)	4	5	5	5
Setback requirements for resubdivided corner lots [See Section 113.0246(f)]	applies	applies	applies	applies
Max structure height (ft.)	30	30	30	40
Max number of building stories [See also Section 1516.0125(d)]	2	2	2	3
Maximum structure footprint (sf.)				
1-story	6,000	6,000	6,000	6,000
2-story	8,000	8,000	8,000	8,000
3-story	12,000	12,000	12,000	12,000
Max lot coverage	-	-	-	-
Lot Coverage for sloping lots [See Section 1516.0132]	applies	-	-	-
Max floor area ratio	0.6	0.7	1.0	1.2
Max paving/hardscape	-	-	-	-
Accessory uses and structures [See Section 1516.0131 and 141.0307]	applies	applies	applies	applies
Ground-floor Heights	-	-	-	-
Pedestrian Paths	-	applies	applies	applies
Transparency [See Section 1516.0127(b)]	applies	applies	applies	applies
Lot consolidation regulations	-	-	-	-
Garage regulations	-	-	-	-
Building spacing [See Section 1516.0133]	applies	applies	applies	applies
Max third story dimensions	-	-	-	-
Storage requirements [See Section 1516.0127(f)]	applies	applies	applies	applies
Private exterior open space	-	-	-	-
Common open space [See Section 1516.0127(c)]	-	applies	applies	applies
Architectural projections and encroachments	-	-	-	-
Supplemental requirements	-	-	-	-
Bedroom regulations ⁽⁴⁾	applies	-	-	-
Refuse and Recyclable Material Storage [See Section 142.0805]	applies	applies	applies	applies
Visibility Area	-	-	-	-

Footnotes to Table 1516-01C

- ¹ For the OTRS zone (Residential - Single Unit) the maximum permitted density is no more than one dwelling unit on a lot as determined in accordance with Section 113.0222.
- ² For the OTRM zones (Residential – Multiple Unit) the maximum permitted density is one dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.
- ³ 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.
- ⁴ Single dwelling units on lots less than 10,000 square feet shall be limited to a maximum of six bedrooms.

§1516.0115 Purpose of the Old Town San Diego Commercial Zones (OTCC; OTMCR)

The following are the purposes of each of the Old Town San Diego commercial zones.

- (a) The following zone allows community-serving uses with no residential uses:
 - (1) OTCC-1-1 is intended to accommodate development with a pedestrian orientation.
- (b) The following zones allow a mix of pedestrian-oriented community-serving commercial uses and residential uses:
 - (1) OTCC-2-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area, with an active frontage requirement.
 - (2) OTCC-2-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
 - (3) OTCC-2-3 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,200 square feet of lot area.
- (c) The following zones allow a mix of pedestrian-oriented community-and visitor-serving commercial and residential uses:
 - (1) OTCC-3-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.

- (2) OTCC-3-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
- (d) The following zone allows a mix of pedestrian-oriented community-and visitor-serving commercial uses and residential uses, or standalone residential uses:
 - (1) OTMCR-1-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.
 - (2) OTMCR-1-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area.
 - (3) OTMCR-1-3 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area.

§1516.0116 Use Regulations of Old Town San Diego Commercial Zones

- (a) The uses permitted in Old Town San Diego commercial zones 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 Old Town San Diego commercial zones, no premises shall be used or maintained except for one or more of the purposes or activities listed in Table 1516-01D. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0117.
- (c) All uses or activities permitted in the Old Town San Diego 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 Old Town San Diego 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0117 Use Regulations Table for Old Town San Diego Commercial Zones

Legend for Table 1516-01D

Symbol in Tables 1516-01D	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 development permit. 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 1516-01D

Use Regulations Table for Old Town San Diego 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 >>	OTCC-						OTMCR			
		1-	2-			3-		1			
		1	1	2	3	1	2	1	2	3	
Open Space											
Active Recreation		-	-			-		-			
Passive Recreation		P	P			P		P			
Natural Resources Preservation		-	-			-		-			
Park Maintenance Facilities		-	-			-		-			
Agriculture											
Agricultural Processing		-	-			-		-			
Aquaculture Facilities		-	-			-		-			
Dairies		-	-			-		-			

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Horticulture Nurseries & Greenhouses		-	-			-		-		
Raising & Harvesting of Crops		-	-			-		-		
Raising, Maintaining & Keeping of Animals		-	-			-		-		
Separately Regulated Agriculture Uses										
Agricultural Equipment Repair Shops		-	-			-		-		
Commercial Stables		-	-			-		-		
Community Gardens		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			P		P		
Rooming House [See Section 131.0112(a)(3)(A)]		-	-			-		-		
Shopkeeper Units		-	P			P		P		
Single Dwelling Units		-	-			-		-		
Separately Regulated Residential Uses										
Boarder & Lodger Accommodations		-	L			L		L		
Companion Units		-	-			-		-		
Employee Housing:										
6 or Fewer Employees		-	-			-		-		
12 or Fewer Employees		-	-			-		-		
Greater than 12 Employees		-	-			-		-		
Fraternities, Sororities and Student Dormitories		-	-			-		-		
Garage, Yard, & Estate Sales		-	-			-		-		
Guest Quarters		-	-			-		-		
Home Occupations		-	L			L		L		
Housing for Senior Citizens		-	-			C		C		
Live/Work Quarters		-	L			L		L		
Residential Care Facilities:										
6 or Fewer Persons		-	-			-		P		
7 or More Persons		-	-			-		C		
Transitional Housing:										
6 or Fewer Persons		-	-			-		-		
7 or More Persons		-	-			-		-		
Watchkeeper Quarters		L	-			-		-		
Institutional										
Separately Regulated Institutional Uses										
Airports		-	-			-		-		
Botanical Gardens & Arboretums		-	-			-		-		

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Cemeteries, Mausoleums, Crematories		-	-			-		-		
Correctional Placement Centers		-	-			-		-		
Educational Facilities:										
Kindergarten through Grade 12		-	-	C	C	C		C		
Colleges / Universities		C	-	-	P	-		C		
Vocational / Trade School		-	-			-		-		
Energy Generation & Distribution Facilities		-	-			-		-		
Exhibit Halls & Convention Facilities		-	-			-		-		
Flood Control Facilities		L	-	L	L	L		L		
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C			C		C		
Homeless Facilities:										
Congregate Meal Facilities		-	-			-		-		
Emergency Shelters		-	-			-		-		
Homeless Day Centers		-	-			-		-		
Hospitals, Intermediate Care Facilities & Nursing Facilities		-	-			-		-		
Interpretive Centers		P	P			P		P		
Museums		P	P			P		P		
Major Transmission, Relay, or Communications Switching Stations		-	-			-		-		
Placemaking on Private Property		L ⁽¹⁾	L ⁽¹⁾			L ⁽¹⁾		L ⁽¹⁾		
Satellite Antennas		N ⁽²⁾	N ⁽²⁾			N ⁽²⁾		N ⁽²⁾		
Social Service Institutions		-	-			-		-		
Solar Energy Systems		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		-	-			-		-		
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-			-		-		
Wireless communication facility in the public right-of-way with above ground equipment		-	-			-		-		
Wireless communication facility outside the public right-of-way		-	-			-		-		
Retail Sales										
Building Supplies & Equipment		-	-			-		-		
Food, Beverages and Groceries		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ⁽³⁾		

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Consumer Goods, Furniture, Appliances, Equipment		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ^(3,4)		
Pets & Pet Supplies		P ⁽³⁾	-	P ⁽³⁾	P ⁽³⁾	P ⁽³⁾		P ⁽³⁾		
Sundries, Pharmaceutical, & Convenience Sales		P ⁽³⁾	-	P ⁽³⁾	P ⁽³⁾	P ⁽³⁾		P ⁽³⁾		
Wearing Apparel & Accessories		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ⁽³⁾		
Separately Regulated Retail Sales Uses										
Agriculture Related Supplies & Equipment		-	-			-		-		
Alcoholic Beverage Outlets		L	L			-		-		
Farmers' Markets										
Weekly Farmers' Markets		L	L			L		L		
Daily Farmers' Market Stands		L	L			L		L		
Marijuana Outlets		-	-			-		-		
Plant Nurseries		-	-			-		-		
Retail Farms		-	-			-		-		
Retail Tasting Rooms		L	L			L		L		
Swap Meets & Other Large Outdoor Retail Facilities		-	-			-		-		
Commercial Services										
Building Services		-	-			-		-		
Business Support		-	-			P		P		
Eating & Drinking Establishments		P ⁽⁵⁾	P ⁽⁵⁾			P ⁽⁵⁾		P ^(4,5)		
Financial Institutions		P	P			P		P		
Funeral & Mortuary Services		-	-			-		-		
Instructional Studios		P	-	P	P	P		P		
Maintenance & Repair		-	-			-		-		
Off-site Services		-	-			-		-		
Personal Services		P	P	P	P	P		P		
Radio & Television Studios		-	-			-		-		
Tasting Rooms		-	-			-		-		
Visitor Accommodations		P	-			P		P		
Separately Regulated Commercial Services Uses										
Adult Entertainment Establishments:										
Adult Book Store		-	-			-		-		
Adult Cabaret		-	-			-		-		
Adult Drive-In Theater		-	-			-		-		
Adult Mini-Motion Picture Theater		-	-			-		-		
Adult Model Studio		-	-			-		-		
Adult Motel		-	-			-		-		
Adult Motion Picture Theater		-	-			-		-		

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Adult Peep Show Theater		-	-			-		-		
Adult Theater		-	-			-		-		
Body Painting Studio		-	-			-		-		
Massage Establishment		-	-			-		-		
Sexual Encounter Establishment		-	-			-		-		
Assembly and Entertainment Uses, Including Places of Religious Assembly		C	C	C	C	C		C		
Bed & Breakfast Establishments:										
1-2 Guest Rooms		-	-			P		P		
3-5 Guest Rooms		-	-			P		P		
6+ Guest Rooms		-	-			P		P		
Boarding Kennels/Pet Day Care		-	-			N		N		
Camping Parks		-	-			-		-		
Child Care Facilities:										
Child Care Centers		-	-			L	L	L		
Large Family Child Care Homes		-	-			L	L	L		
Small Family Child Care Homes		-	-			L	L	L		
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	-			-		-		
Fairgrounds		-	-			-		-		
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	-			-		-		
Helicopter Landing Facilities		-	-			-		-		
Massage Establishments, Specialized Practice		-	-			L		-		
Medical Marijuana Consumer Cooperatives		-	-			-		-		
Mobile Food Trucks		-	-			L ⁽⁶⁾	L ⁽⁶⁾	L ⁽⁶⁾		
Nightclubs & Bars Over 5,000 Square Feet in Size		-	-			-		-		
Parking Facilities as a Primary Use:										
Permanent Parking Facilities		C	-	C	C	C		C		
Temporary Parking Facilities		C	-	C	C	C		C		
Private Clubs, Lodges and Fraternal Organizations		-	-			C	-	-		
Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size		-	-			-		-		
Pushcarts:										
Pushcarts on Private Property		L	-			L		L		
Pushcarts in Public Right-of-Way		-	-			-		-		
Recycling Facilities:										
Large Collection Facility		-	-			-		-		
Small Collection 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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Large Construction & Demolition Debris Recycling Facility		-	-			-		-		
Small Construction & Demolition Debris Recycling Facility		-	-			-		-		
Drop-off Facility		-	-			-		-		
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		C	C			C		C		
Urgent Care Facilities		N	-			N		-		
Veterinary Clinics & Animal Hospitals		L	-			L		N		
Zoological Parks		-	-			-		-		
Offices										
Business & Professional		P	P			P		P		
Government		P	P			P		P		
Medical, Dental & Health Practitioner		P	P			P		P		
Regional & Corporate Headquarters		P	P			P		P		
Separately Regulated Office Uses										
Real Estate Sales Offices & Model Homes		L	L			L		-		
Sex Offender Treatment & Counseling		-	-			-		-		
Vehicle & Vehicular Equipment Sales & Service										
Commercial Vehicle Repair & Maintenance		-	-			-		-		
Commercial Vehicle Sales & Rentals		-	-			-		-		
Personal Vehicle Repair & Maintenance		-	-			-		-		

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Personal Vehicle Sales & Rentals		-	-			-		-		
Vehicle Equipment & Supplies Sales & Rentals		-	-			-		-		
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses										
Automobile Service Stations		-	-			-		-		
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-			-		-		
Distribution and Storage										
Equipment & Materials Storage Yards		-	-			-		-		
Moving & Storage Facilities		-	-			-		-		
Distribution Facilities		-	-			-		-		
Separately Regulated Distribution and Storage Uses										
Impound Storage Yards		-	-			-		-		
Junk Yards		-	-			-		-		
Temporary Construction Storage Yards Located Off-site		N	N			N		N		
Industrial										
Heavy Manufacturing		-	-			-		-		
Light Manufacturing		-	-			-		-		
Marine Industry		-	-			-		-		
Research & Development		-	-			-		-		
Testing Labs		-	-			-		-		
Trucking & Transportation Terminals		-	-			-		-		
Separately Regulated Industrial Uses										
Hazardous Waste Research Facility		-	-			-		-		
Hazardous Waste Treatment Facility		-	-			-		-		
Marijuana Production Facilities		-	-			-		-		
Marine Related Uses Within the Coastal Overlay Zone		-	-			-		-		
Newspaper Publishing Plants		-	-			-		-		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-			-		-		
Very Heavy Industrial Uses		-	-			-		-		
Wrecking & Dismantling of Motor Vehicles		-	-			-		-		
Signs										
Allowable Signs		P	P			P		P		
Separately Regulated Signs Uses										
Community Entry Signs		N ⁽⁷⁾	N ⁽⁷⁾			N ⁽⁷⁾		N ⁽⁷⁾		

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 >>	OTCC-						OTMCR-		
	3rd >>	1-	2-			3-		1		
	4th >>	1	1	2	3	1	2	1	2	3
Neighborhood Identification <i>Signs</i>		N ⁽⁷⁾	N ⁽⁷⁾			N ⁽⁷⁾		N ⁽⁷⁾		
Comprehensive <i>Sign</i> Program		N ⁽⁷⁾	N ⁽⁷⁾			N ⁽⁷⁾		N ⁽⁷⁾		
Revolving Projecting Signs		-	-			-		-		
Signs with Automatic Changing Copy		-	-			-		-		
Theater Marquees		-	-			-		-		

Footnotes to Table 1516-01D

- ¹ Development of a large retail establishment is subject to Section 143.0302.
- ² Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director.
- ³ The sale of alcoholic beverage is not permitted as a primary use.
- ⁴ Eating and drinking establishments abutting residential development located in a residential zone may operate only between 6:00am and 12:00 midnight. 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 adjacent to residentially-zoned properties.
- ⁵ Must be above or behind other retail uses.
- ⁶ This use is only permitted as a limited use subject to a mobile food truck permit in accordance with Section 123.0603 and the separately regulated use regulations in Section 141.0612.
- ⁷ Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0118 Development Regulations of Old Town San Diego Commercial Zones

- (a) Within the Old Town San Diego commercial zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01E, the regulations and standards in this division and with 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 Old Town San Diego commercial zones whether or not a permit or other approval is required except where specifically identified.

§1516.0119 Development Regulations Table for Old Town San Diego Commercial Zones

Table 1516-01E
Development Regulations for OTCC and OTMCR Zones

	Zone 1st & 2nd >> 3rd >>	Zones								
		OTCC-						OTMCR-		
		1-	2-	2-	2-	3-	3-	1-		
		1	1	2	3	1	2	1	2	3
Max Permitted Residential Density⁽¹⁾		--	1,750	1,750	1,200	1,750	1,750	1,750	800	600
Mixed-Use Requirement [See Section 1516.0135]		--	applies	applies	applies	applies	applies	--	--	--
Active Ground Floor Use Requirement [See Section 1516.0137]		applies	applies	applies	applies	applies	applies	--	applies	--
Lot Area										
Min Lot Area (sq. ft.)		--	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
Max Lot Area (ac)		--	--	--	--	--	--	--	--	--
Lot Dimensions										
Min Lot Width (ft.)		50	50	50	100	100	100	--	--	--
Min Street Frontage (ft.)		--	--	--	--	--	--	--	--	--
Min Lot Depth (ft.)		--	--	--	--	--	--	--	--	--
Max Lot Depth (ft.)		--	--	--	--	--	--	--	--	--
Setback Requirements⁽²⁾										
Min Front Setback (ft.)		0	0	0	0	0	0	0	0	0
Max Front Setback (ft.)		10	10	10	10	10	10	10	10	10
Min Side Setback (ft.)		5	5	5	5	5	5	5	5	5
Optional Side Setback (ft.)		--	--	--	--	--	--	--	--	--
Side Setback Abutting Residential		10	10	10	10	10	10	10	10	10
Min Street Side Setback (ft.)		10	0	0	10	10	10	10	10	10
Max Front Setback (ft.)		--	--	--	--	--	--	--	--	--
Min Rear Setback (ft.)		5	5	5	5	5	5	5	5	5
Rear Setback Abutting Residential		10	10	10	10	10	10	10	10	10
Max Structure Height (ft.)		45	30	30	36	36	45	30	36	45
Max Number of Stories [See also Section 1516.0125(d)]		3	2	2	3	3	3	2	3	4
Min Lot Coverage (%)⁽²⁾		35	35	35	35	35	35	35	35	35
Max Floor Area Ratio		1.0	1.0	1.0	1.2	1.3	1.3	1.2	2.0	2.0
Floor Area Ratio Bonus for Residential Mixed Use [See Sections 1516.0135 and 1516.0136]		--	0.2	0.2	0.2	--	--	--	0.2	0.2

	Zone	Zones								
	1st & 2nd >> 3rd >>	OTCC-						OTMCR-		
		1-	2-	2-	2-	3-	3-	1-		
		1	1	2	3	1	2	1	2	3
Minimum <i>Floor Area Ratio</i> for Residential Use [See Sections 1516.0135 and 1516.0136]		--	0.2	0.2	0.2	--	--	--	--	--
Ground-Floor Height [See Section 1516.0134]		applies	--	--	--	--	applies	--	--	applies
Building spacing [See Section 1516.0133]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Pedestrian Paths [See Section 1516.0127(d)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Transparency [See Section 1516.0127(b)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Building Articulation [See Section 1516.0127(a)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Maximum Structure Footprint (sf.)										
1-story		6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000
2-story		8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
3-story		12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Common open space [See Section 1516.0127(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
Parking Lot Orientation		--	--	--	--	--	--	--	--	--
Refuse and Recyclable Material Storage [See Section 142.0805]		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
Visibility Area [See Section 113.0273]		--	--	--	--	--	--	--	--	--

Footnotes to Table 1516-01E

- ¹ One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- ² Placemaking on private property shall not be subject to setback or minimum lot coverage regulations, in accordance with Section 141.0421.

§1516.0120 Purpose of the Old Town San Diego Open Space-Park Zones (OTOP)

The OTOP zones are differentiated based on the uses allowed as follows:

- (a) OTOP 1-1 allows parks for passive uses with some active uses
- (b) OTOP 2-1 allows parks for passive uses with some active uses that cater to visitors.

§1516.0121 Use Regulations of Old Town San Diego Open Space-Park Zones

- (a) The uses permitted in the Old Town San Diego Open Space-Park zones 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 Old Town San Diego Open Space-Park 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 1516-01F. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0122.
- (c) All uses or activities permitted in Old Town San Diego Open Space-Park zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in Old Town San Diego Open Space-Park zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in Old Town San Diego Open Space-Park 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0122 Use Regulations Table for Old Town San Diego Open Space-Park Zones

Legend for Table 1516-01F

Symbol in Tables 1516-01F	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 development permit. 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 1516-01F

Use Regulations Table for Old Town San Diego Open Space Zones

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Open Space			
Active Recreation		P ⁽¹⁾	P ⁽¹⁾
Passive Recreation		P	P
Natural Resources Preservation		P	P
Park Maintenance Facilities		-	-
Agriculture			
Agricultural Processing		-	-
Aquaculture Facilities		-	-
Dairies		-	-
Horticulture Nurseries & Greenhouses		-	-
Raising & Harvesting of Crops		-	-
Raising, Maintaining & Keeping of Animals		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Separately Regulated Agriculture Uses			
Agricultural Equipment Repair Shops		-	-
Commercial Stables		-	-
Community Gardens		N	N
Equestrian Show & Exhibition Facilities		-	-
Open Air Markets for the Sale of Agriculture- Related Products & Flowers		-	-
Residential			
Mobilehome Parks		-	-
Multiple Dwelling Units		-	-
Rooming House [See Section 131.0112(a)(3)(A)]		-	-
Shopkeeper Units		-	-
Single Dwelling Units		-	-
Separately Regulated Residential Uses			
Boarder & Lodger Accommodations		-	-
Companion Units		-	-
Employee Housing:			
6 or Fewer Employees		-	-
12 or Fewer Employees		-	-
Greater than 12 Employees		-	-
Fraternities, Sororities and Student Dormitories		-	-
Garage, Yard, & Estate Sales		-	-
Guest Quarters		-	-
Home Occupations		-	-
Housing for Senior Citizens		-	-
Live/Work Quarters		-	-
Residential Care Facilities:			
6 or fewer persons		-	-
7 or more persons		-	-
Transitional Housing:			
6 or fewer persons		-	-
7 or more persons		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Watchkeeper Quarters		-	-
Institutional			
Separately Regulated Institutional Uses			
Airports		-	-
Botanical Gardens & Arboretums		P	P
Cemeteries, Mausoleums, Crematories		-	-
Correctional Placement Centers		-	-
Educational Facilities:			
Kindergarten through Grade 12		-	-
Colleges / Universities		-	-
Vocational / Trade School		-	-
Electric Vehicle Charging Stations		N	N
Energy Generation & Distribution Facilities		-	-
Exhibit Halls & Convention Facilities		-	-
Flood Control Facilities		-	-
Historical Buildings Used for Purposes Not Otherwise Allowed		C	C
Homeless Facilities:			
Congregate Meal Facilities		-	-
Emergency Shelters		-	-
Homeless Day Centers		-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities		-	-
Interpretive Centers		P ⁽¹⁾	P ⁽¹⁾
Museums		P ⁽¹⁾	P ⁽¹⁾
Major Transmission, Relay, or Communications Switching Stations		-	-
Placemaking on Private Property		L ⁽²⁾	L ⁽²⁾
Satellite Antennas		N ⁽³⁾	N ⁽³⁾
Social Service Institutions		-	-
Solar Energy Systems		L	L
Wireless Communication Facility:			

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		-	-
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-
Wireless communication facility in the public right-of-way with above ground equipment		-	-
Wireless communication facility outside the public right-of-way		-	-
Retail Sales			
Building Supplies & Equipment		-	-
Food, Beverages and Groceries		-	P ⁽¹⁾
Consumer Goods, Furniture, Appliances, Equipment		-	P ⁽¹⁾
Pets & Pet Supplies		-	-
Sundries, Pharmaceuticals, & Convenience Sales		-	-
Wearing Apparel & Accessories		-	P ⁽¹⁾
Separately Regulated Retail Sales Uses			
Agriculture Related Supplies & Equipment		-	-
Alcoholic Beverage Outlets		-	-
Farmers' Markets			
Weekly Farmers' Markets		-	P ⁽¹⁾
Daily Farmers' Market Stands		-	P ⁽¹⁾
Marijuana Outlets		-	-
Plant Nurseries		-	-
Retail Farms		-	-
Retail Tasting Stores		-	P ⁽¹⁾
Swap Meets & Other Large Outdoor Retail Facilities		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Commercial Services			
Building Services		-	-
Business Support		-	-
Eating & Drinking Establishments		-	P ⁽¹⁾
Financial Institutions		-	-
Funeral & Mortuary Services		-	-
Instructional Studios		-	P ⁽¹⁾
Maintenance & Repair		-	-
Off-Site Services		-	-
Personal Services		-	P ⁽¹⁾
Radio & Television Studios		-	-
Tasting Rooms		-	-
Visitor Accommodations		-	P ⁽¹⁾
Separately Regulated Commercial Services Uses			
Adult Entertainment Establishments:			
Adult Book Store		-	-
Adult Cabaret		-	-
Adult Drive-In Theater		-	-
Adult Mini-Motion Picture Theater		-	-
Adult Model Studio		-	-
Adult Motel		-	-
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		-	P ⁽¹⁾
Bed & Breakfast Establishments:			
1-2 Guest Rooms		-	P ⁽¹⁾
3-5 Guest Rooms		-	P ⁽¹⁾
6+ Guest Rooms		-	P ⁽¹⁾
Boarding Kennels/ Pet Day Care		-	-
Camping Parks		-	-
Child Care Facilities:			

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

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
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 ⁽¹⁾	P ⁽¹⁾
Urgent Care Facility		-	-
Veterinary Clinics & Animal Hospitals		-	-
Zoological Parks		-	-
Offices			
Business & Professional		-	P ⁽¹⁾
Government		-	P ⁽¹⁾
Medical, Dental, & Health Practitioner		-	P ⁽¹⁾
Regional & Corporate Headquarters		-	-
Separately Regulated Office Uses			
Real Estate Sales Offices & Model Homes		-	-
Sex Offender Treatment & Counseling		-	-
Vehicle & Vehicular Equipment Sales & Service			
Commercial Vehicle Repair & Maintenance		-	-

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Commercial Vehicle Sales & Rentals		-	-
Personal Vehicle Repair & Maintenance		-	-
Personal Vehicle Sales & Rentals		-	-
Vehicle Equipment & Supplies Sales & Rentals		-	-
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses			
Automobile Service Stations		-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-
Distribution and Storage			
Equipment & Materials Storage Yards		-	-
Moving & Storage Facilities		-	-
Distribution Facilities		-	-
Separately Regulated Distribution and Storage Uses			
Impound Storage Yards		-	-
Junk Yards		-	-
Temporary Construction Storage Yards Located off-site		-	-
Industrial			
Heavy Manufacturing		-	-
Light Manufacturing		-	-
Marine Industry		-	-
Research & Development		-	-
Testing Labs		-	-
Trucking & Transportation Terminals		-	-
Separately Regulated Industrial Uses			
Hazardous Waste Research Facility		-	-
Hazardous Waste Treatment Facility		-	-
Marijuana Production Facilities			

Use Categories/ Subcategories [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones	
	1st & 2nd >>	OTOP-	
	3rd >>	1-	2-
	4th >>	1	1
Marine Related Uses Within the Coastal Overlay Zone		-	-
Mining and Extractive Industries		-	-
Newspaper Publishing Plants		-	-
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-	-
Very Heavy Industrial Uses		-	-
Wrecking & Dismantling of Motor Vehicles		-	-
Signs			
Allowable Signs		P ⁽⁴⁾	P ⁽⁴⁾
Separately Regulated Signs Uses			
Community Entry Signs		-	-
Neighborhood Identification Signs		-	-
Comprehensive Sign Program		-	-
Revolving Projecting Signs		-	-
Signs with Automatic Changing Copy		-	-
Theater Marquees		-	-

Footnotes to Table 1516-01F

- ¹ 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).
- ² Placemaking on private property in OTOP zones at locations adjacent to residentially zoned property shall not include commercial services or assembly and entertainment uses as accessory uses.
- ³ Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director.
- ⁴ Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0123 Development Regulations of Old Town San Diego Open Space-Park Zones

- (a) Within the Old Town San Diego Open Space-Park zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the

premises complies with an approved park general development plan or master plan and is subject to any requirements identified in the Old Town San Diego Community Plan

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 Old Town San Diego Open Space-Park zones whether or not a permit or other approval is required except where specifically identified.

§1516.0124 Architectural and Urban Design Requirements

- (a) All development shall comply with the requirements of this Division regarding architectural features, site design, streetscape, landscape, parking, accessory buildings, sign requirements, and the supplemental regulations herein, to ensure the preservation and enhancement of the distinctive character and atmosphere of Old Town San Diego prior to 1872.
- (b) The accepted architectural periods are pre-1872 Spanish, Mexican, and Early American. The Architectural Periods and their representative features are described in Section 1516.0125 and the following Appendices contain supplemental references for the adequate implementation of these requirements:
 - (1) Appendices A, B, and C provide visual references and descriptions of architectural features, site design, and streetscape concepts.
 - (2) Appendix D provides the lists of acceptable plant and tree species for landscaping.
 - (3) Appendix E provides visual references and descriptions related to sign design.
 - (4) Appendix F provides the list of acceptable building exterior colors.
- (c) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01A, shall be exempt from the architectural and urban design requirements in Section 1516.0124 and the architectural periods and features requirements in Section 1516.0125 that conflict with the predominant period of development reflected in existing structures in each Sub-District (for the Mason Sub-District, 1938 to 1955, and for the Heritage Sub-District, 1837 to 1901).

§1516.0125 Architectural Periods and Features

- (a) All development shall conform to the architectural features of one of the three following architectural periods that characterized Old Town San Diego prior to 1872:

- (1) Spanish Period (1769-1821)
 - (2) Mexican Period (1821-1846)
 - (3) Early American Period (1846-1872)
- (b) All development shall include all of the following defining architectural features from the particular architectural period:
- (1) Spanish Period (1769-1821)
 - (A) Rectangular building forms
 - (B) Gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches)
 - (C) Terracotta tile roofs or composite shingles that simulate the appearance of wood shingles
 - (D) Extended eaves with option for porticos
 - (E) Inset windows (minimum depth of 6 inches) of casement type with divided lights and window height that is greater than width
 - (F) Stucco exterior walls or other materials that evoke a smooth plaster finish or textured plaster finish
 - (2) Mexican Period (1821-1846)
 - (A) Rectangular building forms, arcade(s), and courtyard(s)
 - (B) Gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches)
 - (C) Terracotta tile or simulated wood shingle roof covering
 - (D) Extended eaves with option for balconies, balconies with portico, or portico
 - (E) Inset windows (minimum depth of 6 inches) of casement, single-hung sash, or double-hung sash type, with divided lights and window height that is greater than width
 - (F) Stucco exterior walls or other materials that evoke a smooth earthen plaster finish or textured plaster finish
 - (3) Early American Period (1846-1872)
 - (A) Rectangular building forms

- (B) Symmetrical gable roof, exposed or concealed by a flat false front, or hip roof with simulated wood shingle roof covering; or flat roof with parapet
 - (C) Exterior finish in horizontal or vertical board siding (wood or simulated wood), brick, or other characteristic exterior building materials
 - (D) Wood-paneled doors
 - (E) Molded frames around doors and windows
 - (F) Single-hung or double-hung sash windows with divided lights
- (c) Maximum Structure Footprint
- Each structure shall not exceed the maximum structure footprint identified in Section 1516.0114, Table 1516-01C and Section 1516.0119, Table 1516-01E.
- (d) Maximum Number of Stories
- Each structure shall not exceed the maximum number of stories identified in Section 1516.0114, Table 1516-01C and Section 1516.0119, Table 1516-01E.
- (e) All building exterior colors shall be selected from among those listed in Appendix F, or be a tint (color plus white) or shade (color plus black) of those permitted colors. All exterior building walls shall be painted a single primary color. One or more accent colors may be used to highlight building features (e.g. eaves, lintels, door and window frames, etc.). Accent colors used on Spanish or Mexican Period style buildings shall be limited to two per building.
- (f) Eclectic designs, forms, materials, textures and colors borrowing from different architectural periods and styles are not acceptable, unless a clear historical precedent in Old Town San Diego can be documented.

§1516.0126 Previously Conforming Uses, Buildings and Structures

The determination and regulation of previously conforming uses, buildings and structures shall be consistent with Land Development Code, Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses) with the exception of conformance with the acceptable architectural periods of non-historical buildings and structures.

(a) Architectural Periods Conformance

- (1) Non-historic structures with architectural features that are not consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125, shall be brought into conformance with one of the three architectural periods if proposed development would remove, destroy, demolish, or alter 50 percent or more of a structure's building facade, on a cumulative basis; or remove, destroy, demolish, or

alter 30 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official.

- (2) Remodels, additions, and alterations that include a street frontage along San Diego Avenue and that would remove, destroy, demolish, or alter 20 percent or more of a structure's exterior walls, on a cumulative basis; or remove, destroy, demolish, or alter 20 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official, shall be designed to be consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.
- (3) Remodels, additions, and alterations that only involve a portion of non-historic structures with architectural features that are not consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125, that are not visible from the public right of way shall be designed to be consistent with the architectural style of the existing building or structure.
- (4) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural periods conformance requirements.
- (5) Nothing in this Section shall be construed to supersede the City's Historical Resources Regulations (Chapter 14, Article 3, Division 2).

§1516.0127 Site and Building Design

Site design encompasses the building orientation in relation to the site, sidewalks, and public right-of-way. Appendix B provides a visual reference and descriptions of Old Town San Diego site design features. All development shall conform to the site design requirements in this section.

(a) Pedestrian-Oriented Building Design

- (1) Structures shall be oriented toward the public right-of-way.
- (2) The street walls of buildings within the OTCC-1-1, OTCC-2-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, OTCC-3-2, OTMCR-1-2, and OTMCR-1-3 zones that are oriented to the street corridors specified in this section shall incorporate design features to promote active pedestrian activity, such as prominent and visible entrances; high-quality building materials that convey historical authenticity (e.g. brick; wood door frames; wood window frames; exposed wood lintels at window and door heads; wood window shutters; exposed wooden posts, beams, purlins, rafters, rafter tails, etc.); decorative building elements that convey historical authenticity (e.g. exterior stairs with stepped low wall; brackets supporting architectural elements; cornice molding; cornice molding supported on brackets; rafter tails; window grills; architectural period-appropriate railings; wood fences; adobe-style walls); porches, arcades, or other building projections that highlight pedestrian entrances; publicly accessible pedestrian spaces, such as

sidewalk cafes or plazas. The street corridors where this requirement shall apply are:

- (A) San Diego Avenue between Twiggs Street and Ampudia Street.
 - (B) Congress Street between Taylor Street and Ampudia Street.
 - (C) Twiggs Street between Congress Street and Juan Street.
 - (D) Harney Street between Congress Street and Juan Street.
 - (E) Taylor Street between Pacific Highway and Presidio Drive.
 - (F) Juan Street between Taylor Street and Wallace Street.
 - (G) Old Town Avenue between Moore Street and San Diego Avenue.
 - (H) Rosecrans Street between Interstate 5 and Pacific Highway.
- (3) Development shall reduce the perceived scale of buildings by utilizing building modulation, façade articulation, offsetting planes, “altito” roof effect, overhangs, porticos, or porches.
- (b) Transparency
- (1) For residential developments, a minimum of 20 percent of street wall area shall be transparent, with clear glass visible into a residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency.
 - (2) For commercial and mixed-use developments, a minimum of 40 percent of street wall area 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.
- (c) Common Open Space
- (1) Each development within all zones except for OTRS and OTOP shall provide a common open space either at grade, podium, or roof level. This requirement can be satisfied by the incorporation of one or more of the following:
 - (A) Courtyards
 - (B) Plazas
 - (C) Patios
 - (D) Paseos
 - (E) Porches

- (2) Common open space areas shall follow the design style that is consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (3) Development shall provide common open space areas as a percentage of the lot area in accordance with Table 1516 – 01G.

Table 1516-01G
Common Open Space

Lot Size	Common Open Space (Percent of Lot Area)	Plaza or Courtyard Requirement (Percent of Common Open Space) ⁽¹⁾
Less than 5,000	N/A	N/A
5,001 to 7,500	5	N/A
7,501 to 10,000	10	50
10,001 to 30,000	15	50
>30,000	20	50

¹ Plaza or courtyard requirement is only applicable to commercial zones. Fifty percent of the common open space requirement shall be provided by a plaza or courtyard (see Section 1516.0127 (c)(5)). Not applicable for lots with street frontages less than 75 feet.

- (4) All common open space areas shall meet the following:
 - (A) The minimum width of the common open space shall be 6 feet.
 - (B) Contain a combination of hardscape and landscape features.
 - (C) All common open space must be accessible to all users of the development through a common corridor.
 - (D) No enclosed buildings are permitted in the common open space area.
- (5) Commercial development projects shall incorporate a plaza or courtyard as part of the required common open space as specified in Table 1516-01G. Courtyards or plazas shall be accessible to the public from the street during business hours.
- (6) Paving materials in common open spaces shall meet accessibility requirements and be consistent with or simulate those used in the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.

(d) Pedestrian Paths and Walkways

- (1) Each residential entrance and each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide.
- (2) The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping.
- (3) Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.
- (4) Building entrances located at the front or street side property line, where the building setback is zero, qualify as a required pedestrian path.
- (5) Paving materials in paths and walkways shall meet accessibility requirements and be consistent with or simulate those used in the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.

(e) Fences and Walls

- (1) Fences and walls shall be compatible with the design style of the existing or proposed development on the premises.
- (2) Walls shall be made of brick or contemporary building materials simulating adobe, and fences shall be made of wood or wrought iron (or contemporary building materials simulating wood or wrought iron).
- (3) Fences and walls shall have a maximum height of 4 feet on:
 - (A) San Diego Avenue between Twiggs Street and Ampudia Street.
 - (B) Congress Street between the Taylor Street and Ampudia Street.
 - (C) Twiggs Street between Congress Street and Juan Street.
 - (D) Harney Street between Congress Street and Juan Street.
 - (E) Taylor Street between Juan Street and Presidio Drive.
 - (F) Juan Street between Taylor Street and Wallace Street.
 - (G) Old Town Avenue between Moore Street and San Diego Avenue.

(f) Mechanical Equipment, Utilities, and Storage

- (1) All mechanical equipment (cooling or heating units, utility meters, transformers, communications equipment, and building service areas) shall be screened from the public right-of-way to the maximum extent feasible. Screening shall be

consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.

- (2) Satellite antennas shall be screened from view. All screening shall be consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (3) Storage of merchandise, material or equipment shall be permitted only as an accessory use in accordance to 131.0125 and shall be completely enclosed within a structure that is architecturally integrated with the primary buildings so as not to be visible from the public right-of-way. Enclosures will be consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.

(g) **Building and Site Lighting**

- (1) Building and site lighting shall be French Quarter lantern, millhouse, or gooseneck style, as illustrated in Appendix B. Building and site lighting shall be installed along street frontages and pedestrian paths, and shall have a maximum height of 12 feet.

§1516.0128 Streetscape

All development shall conform to the following requirements.

- (a) Streetscape improvements shall be consistent with Old Town San Diego's pre-1872 character and shall support the community's pedestrian-orientation. Appendix C provides a visual reference and examples of appropriate streetscape elements.
- (b) **Driveways and Curb Cuts**
 - (1) Driveways shall be perpendicular to the street and shall not exceed a width of 14 feet for projects with less than six residential units or 20 feet for all other projects, to be measured at the property line. There shall be no less than 75 feet of lot frontage, measured at the property line, between driveways serving the same premises.
 - (2) Existing driveways and curb cuts may be maintained except that such driveways shall be limited to one per lot. The other driveways shall be removed and the sidewalk and curbs reconstructed to match the adjacent sidewalk and curb areas.
 - (3) Driveway entrances across the sidewalk shall continue the paving pattern utilized in the adjacent sidewalk areas.
 - (4) No building encroachments into the public right-of-way shall be permitted including underground parking garages.

(c) Sidewalks

- (1) All existing and new sidewalks shall maintain or expand their present width.
- (2) All new or replaced sidewalks shall meet the following requirements:
 - (A) The minimum sidewalk width along San Diego Avenue shall be 8 feet.
 - (B) The minimum sidewalk width along all streets, except San Diego Avenue, shall be 6 feet.
- (3) The minimum clear path of travel along all sidewalks shall be 4 feet wide. A clear path, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times. Obstructions include traffic signals or signs, light standards, parking meters, phone booths, newspaper stands, bus stops, trash receptacles, benches, trees, and similar objects.
- (4) Sombrero Buff-colored concrete with a broom finish shall be utilized for sidewalks, curbs and gutters.
- (5) Sidewalk shall be scored with a rectangular scoring pattern.

(d) Street Lighting

- (1) Pedestrian-scale lighting (French Quarter lantern style) shall be required every 75 to 95 feet on Congress Street, San Diego Avenue, and Taylor Street, as illustrated in Appendix C.
- (2) Pedestrian-scale lighting shall be required on every diagonal corner of an intersection.

(e) Street Furniture

- (1) Street furniture must support the scale and design context of Old Town San Diego's pre-1872 character and allow for a clear pedestrian path of travel.
 - (A) Planters and pots shall be made of cast stone, glazed or unglazed clay, wood or masonry.
 - (B) Benches shall be made of wrought iron, wood, or a combination of these materials.
 - (C) Newspaper/magazine corrals shall be made of wrought iron or wood.
 - (D) Trash receptacles shall resemble wood barrels.

§1516.0129 Landscaping

- (a) Landscaping and street trees shall incorporate elements typical of early California natural landscapes and pre-1872 Spanish, Mexican, and early American gardens as specified in Appendix D.
- (b) Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply with the following exceptions:
 - (1) The plant materials for development shall utilize the species included in the Appendix D Tables 1, 2, and 3. The use of native drought-tolerant species from the planting palettes is preferred.
 - (2) Existing street trees shall be preserved, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury. New street trees shall incorporate corridor-specific street tree species as specified in Appendix D Table 4.
 - (3) The removal of any tree over 50 feet tall or over 50 years old requires prior approval from the Development Services Director, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury.

§1516.0130 Parking

- (a) Off-street parking spaces and facilities shall be provided before the use requiring such parking spaces and facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists. Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
- (b) Parking Requirement Exemptions
 - (1) San Diego Avenue. Property that has frontage on San Diego Avenue and does not have secondary street access shall not be required to provide parking on-site.
 - (2) Small Lots. Lots of 6,250 square feet or less in Old Town San Diego commercial zones shall be exempt from all parking requirements.
- (c) Parking Orientation
 - (1) Surface parking shall be located behind buildings or at the interior of the block, except when such an orientation is impracticable due to unique topography or physical constraints.

- (2) Underground (below grade) parking and partially below grade parking is permitted within any of the sub-districts, and is exempt from the FAR calculation.
- (3) Above grade parking structures are only permitted within the Taylor District, and are exempt from the FAR calculation. Above grade parking structures must be enclosed in all sides by facades that are consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.

(d) Access

All required parking facilities shall have convenient access to a public street or alley. Access requirements shall be consistent with Section 1516.0128(b).

§1516.0131 Accessory Buildings for Old Town San Diego Residential Zones

- (a) Accessory buildings shall be designed to be consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.
- (b) Multiple accessory buildings are permitted on the premises. However, the square footage of all non-habitable accessory buildings excluding garages cannot exceed 25 percent of the allowable gross floor area of the premises.
- (c) Non-habitable accessory buildings or garages shall not be used for living or sleeping purposes. A non-habitable accessory building or garage may have electrical, gas, water, and sewer connections for the following purposes:
 - (1) Lighting, washing machines, dryers, laundry tubs, and hot water heater;
 - (2) A one-half bathroom, limited to a water closet and a lavatory sink; and
 - (3) A shower, provided the property owner signs an agreement recorded with the County Recorder and processed through the Development Services Director stating that the building will not be used for living or sleeping purposes.
- (d) Non-habitable accessory buildings or garages may encroach into required side or rear yard if all the following apply:
 - (1) The lot size shall not exceed 10,000 square feet;
 - (2) The accessory building or garage shall not share a common wall with the primary dwelling unit, but may be attached via a non-structural design element. Any development attached to the accessory building or garage above one story shall comply with the setback;

- (3) The accessory building or garage shall not exceed a maximum length of 30 feet within any given setback; and
 - (4) The encroaching accessory building or garage shall not exceed 525 square feet in gross floor area.
- (e) Habitable accessory buildings may be permitted as follows:
- (1) As an accessory building to a single dwelling unit in accordance with Sections 141.0302 or 141.0307; or
 - (2) As an accessory building to a multiple dwelling unit development to provide common area facilities for the property owners, tenants, and their guests in accordance with the underlying base zone.

§1516.0132 Lot Coverage for Sloping Lots

The maximum permitted lot coverage is 50 percent on any premises where more than 50 percent of the premises contains steep hillsides.

§1516.0133 Building Spacing

A minimum separation of 6 feet is required between exterior building walls when separate buildings are proposed for any one development. An additional separation of 3 feet is required when both buildings are greater than one-story.

§1516.0134 Ground-Floor Height

Ground-floor height requirement applies 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 sidewalks, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.

§1516.0135 Mixed-Use Requirement

Residential development within commercial zones indicated in Table 1516-01E is permitted only when a commercial structure exists on the premises or is a part of the proposed development.

§1516.0136 Floor Area Ratio Bonus for Mixed Use

A floor area ratio bonus is provided in OTCC-2-1 and OTCC-2-2 for residential uses that are developed as a part of a mixed-use development. The minimum required residential floor area ratio is shown in Table 1516-01E 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.

§1516.0137 Active Ground Floor Use Requirement

Within commercial zones where indicated in Table 1516-01E, uses that are accessible to the general public and that generate a high level of pedestrian activity are required on the ground floor as follows:

- (a) Within the OTCC-2-1 zone, uses in the following use categories/subcategories are required in the front 30 percent of the lot: Retail Sales; Eating & Drinking Establishments; Financial Institutions; Interpretive Centers; and Museums.
- (b) Within the OTCC-1-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, and OTCC-3-2 zones, uses in the following use categories/subcategories are required in the front 30 feet of the lot: Retail Sales; Commercial Services; Offices; Educational Facilities; Interpretive Centers; and Museums.
- (c) Within the OTMCR-1-2 zone, this requirement shall apply to lots with a frontage on Congress Street. Uses in the following use categories/subcategories are required within 30 feet of the lot's property line along Congress Street: Retail Sales; Commercial Services; Offices; Educational Facilities; Interpretive Centers; and Museums.

§1516.0138 Sign Requirements

- (a) Purpose and Intent

It is the intent and purpose of the sign requirements of this Division (Old Town San Diego Sign Requirements) to establish a coherent, unifying design theme reflective of Old Town San Diego's pre-1872 historical character and to limit visual clutter by regulating the type, location, size, design, and operation of signs. Signs located on buildings or freestanding structures and visible from the public right-of-way shall complement existing community signs and shall be architecturally compatible with the individual building or site.

- (b) Applicability and Boundaries

The Old Town San Diego Sign Requirements apply to all property within the boundaries of the Old Town San Diego Community Plan, except Presidio Regional Park and Old Town San Diego State Historic Park.

- (c) Provisions

In addition to the Old Town San Diego Sign Requirements, the following sign regulations from Land Development Code Chapter 14, Article 2, Division 12 apply:

- (1) Locational Regulations, Sections 142.1210(b)(1) through 142.1210(b)(3).
- (2) Signs on Public Property and in Public Right-of-Way, Section 142.1210(b)(5).

(3) Sign Maintenance Regulations, Section 142.1210(d).

(d) Permit Application Requirements

- (1) All proposed signs, except Temporary Signs and Business Operational Signs, within the Old Town San Diego Planned District shall obtain an Old Town San Diego Planned District Sign Permit (Process Two).
- (2) In addition to the application requirements of the Land Development Code Chapter 11, Article 2, Division 1, any plans required as part of the sign permit application shall submit the following:
 - (A) Street front elevational drawing or photo-simulation at 1/4" or 1/8" = 1'-0" scale, showing the sign in its context, and showing all dimensions.
 - (B) For projecting signs, include dimensioned side views at 1/4" or 1/8" = 1'-0" scale.
 - (C) Detail drawings of the sign to adequately describe its construction and method of attachment to the building.
 - (D) Color and material information, either shown on the drawings specified above or on a color board keyed to the drawings.
 - (E) Color photomontage "mock-up" (minimum 8-1/2" x 11" sheet) showing proposed sign in context with the building.

(e) Types of Permitted Signs

The types of signs permitted are: Primary Identification Signs, Secondary Identification Signs, Historical Identification Signs, Business Operational Signs, Directional Signs, Wayfinding Signs, Community Entry Signs and Neighborhood Identification Signs, Temporary Signs, and Miscellaneous Signs. Officially adopted and recognized national, state and local flags, flags of international organizations, official military flags and historically significant flags are exempt from the sign regulations.

(f) Maximum Size, Number, and Placement Requirements for Permitted Signs

For permitted signs, the maximum sign size, maximum number of signs allowed, and sign placement shall adhere to the requirements in Table 1516-01H.

(g) General Sign Placement Requirements

Sign placement shall not obstruct or adversely affect the architectural or historical features of their respective buildings or sites.

- (1) Signs affixed to a façade of a building shall not project above the nearest parapet or eave of the building.
- (2) Signs affixed parallel to a façade of a building shall not project more than twelve inches from the façade of the building.
- (3) Signs affixed to a building shall not project into the public right-of-way.
- (4) Signs may be located underneath covered walkways or verandas, if they are affixed to the framework of the walkway or veranda and remain out of the public right of way and are affixed in a way that does not allow movement by any type of wind action.

Table 1516-01H**Permitted Sign Maximum Size, Maximum Number, and Placement Requirements**

Sign Type	Maximum Size	Maximum Number Allowed⁽¹⁾	Placement
Primary Identification Sign	16 square feet	1	Front or primary face of a building.
Secondary Identification Sign	12 square feet	3	Side or rear wall of establishment.
Historical Identification Sign	Proposed sign size must be supported with documentation of Identification Sign of same size that existed prior to 1872	2	Proposed sign placement must be supported with documentation of Identification Sign of same placement that existed prior to 1872.
Hanging Projecting Sign	6 square feet	1	Front or primary face of a building.
Freestanding Identification Sign	1 1/2 square feet for each individual business, up to a total of 12 square feet of sign area	1 (Limited to buildings that house more than one business)	No higher than 5 feet above the average adjacent grade and securely attached to ground. Individual signs on the Freestanding Identification Sign must be securely attached to the sign's framework.
Business Operational Sign	1 square foot	4	Within building against exterior window or on door.
Directional Sign	6 square feet	2 per building; 1 per business	On the façade of a building; no more than 8 feet above adjacent grade.
Wayfinding Sign	12 square feet	2 per parcel	Shall not obstruct public right-of-way; not to exceed 10 feet in height when located on a separate freestanding ground structure; no greater than 8 feet above the finished grade when located on buildings or structures. May be permitted in public right-of-way with appropriate City permits.

Sidewalk Directional Sign	6 square feet	1	Permitted along the primary frontage of a building where the primary facade of the building is set back 2 feet or more from the property line. May not be placed in the public right-of-way.
Community Entry Sign	See §141.1101	See §141.1101	See §141.1101
Neighborhood Identification Sign	See §141.1102	See §141.1102	See §141.1102
Temporary Sign	4 square feet; larger signs are subject to review by the Old Town San Diego Community Planning Group as condition of approval. Approval shall be determined based on consistency with Section 1516.0138(a).	4	May be permitted in public right-of-way with appropriate City permits.
Miscellaneous Signs	24 square feet	1 per facade	Not in public right-of-way.

Footnotes to Table 1516-01H

¹ Number allowed per building, unless otherwise noted.

(h) Sign Design Requirements

Sign design shall be consistent with architectural style of the respective buildings or sites where they are placed.

(1) Permitted Sign Shapes. The following basic sign shapes are permitted. Illustrations of the permitted sign shapes are provided in Appendix E.

(A) Rectangular sign shapes:

(i) Horizontal rectangular sign shapes which follow a ratio of 4 feet long to 1 foot high where, as the sign increases in length, the height remains the same (i.e., 6:1, 8:1, 10:1, and 12:1). Ornate left and right edge designs may be incorporated into horizontal rectangular sign shapes.

- (ii) Horizontal rectangular sign shapes with an integrated upper cap or arch, which follow a ratio of 4 feet long to 1 foot high where, as the sign increases in length, the height remains the same (i.e., 6:1, 8:1, 10:1, and 12:1).
- (iii) Horizontal rectangular sign shapes which follow a ratio of 2 feet long to 1 foot high where, as the sign increases in length, the height changes proportionally, (i.e., 2:1, 4:2).
- (iv) Vertical rectangular sign shapes which follow a ratio of 2 feet tall to 1 foot wide where, as the sign increases in height, the width remains the same (i.e., 3:1, 4:1, and 5:1). Ornate top and/or bottom edge designs may be incorporated into vertical rectangular sign shapes.
- (B) Tombstone sign shapes, which are vertical and generally rectangular in shape with an arched top.
- (C) Square sign shapes, for Hanging Projecting Signs only.
- (D) Arched or curved sign shapes, which shall be used only above or within an arched architectural feature.
- (E) Shield sign shapes, for signs less than 6 square feet in size only.
- (F) Oval signs shapes, for signs less than 6 square feet in size only.
- (G) Representative shapes (e.g. two-dimensional cutouts in the shape or symbol of a good or service offered on the premises, or an arrow for a Directional Sign or Wayfinding Sign).

(i) Permitted Sign Materials, Mounting, and Supporting Structures

The following materials for the body of a sign, mounting formats, and supporting structure materials are permitted.

(1) Sign Body

- (A) Re-sawn timber or rough-sawn timber planks or panel, or a material with the appearance of timber planks or panel, with painted background and lettering and:

- (i) With smooth wood or wood-appearance molding frame. Frame should be mitered with a forty-five (45) degree angle or ninety (90) degree angle; or
 - (ii) Without molding frame.
- (B) Signs directly painted on building façades or windows.
- (C) Flat vinyl or painted metal panel that simulates the appearance of a timber panel (for Wayfinding Signs and Neighborhood Identification Signs only).
- (D) Wrought iron, or material with the appearance of wrought iron (for Community Entry Signs only).
- (E) Cardboard, paper, canvas, sailcloth, or similar material (for Temporary Signs only).
- (2) Sign Mounting Formats and Supporting Structure Materials
 - (A) Connected directly to a building or canopy structure or indirectly by metal straps connected to a building or canopy structure.
 - (iii) All metal wire cables, supports, braces, and bolts used to secure the sign to a building or canopy structure shall be made from galvanized steel. Metal straps and braces shall be at least one-eighth of an inch thick.
 - (iv) Signs that are attached indirectly to a building or canopy structure with metal straps shall be affixed in a manner that prevents movement by wind or passerby.
 - (B) Suspension from a wrought-iron support (for Hanging Projecting Signs, Directional Signs, and Wayfinding Signs only).
 - (C) Suspension from or mounting on a wood sign post (for Freestanding Identification Signs and Directional Signs only).
 - (D) Mounting on a wood frame (for Sidewalk Directional Signs only).
 - (E) Mounting on a frame made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures common pre-1872 (for Sidewalk Directional Signs only).
 - (F) Mounting on a sign post made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures

common pre-1872 (for Wayfinding Signs and Neighborhood Identification Signs only).

- (G) Mounting on a masonry column with stucco finish (for Wayfinding Signs and Community Entry Signs only).

(j) Non-Permitted Sign Formats, Materials, and Supporting Structures

The following formats and materials for the body of a sign and its supporting structure are not permitted.

- (1) Contemporary finish materials, including those made of plastics, porcelain enamel, or exposed (unpainted) aluminum, stainless steel, vinyl, PVC piping, or sheet metal.
- (2) Reflecting or retroreflecting surfaces (with exceptions for automobile-oriented Wayfinding Signs and traffic signs).

(k) Colors for Sign Backgrounds, Lettering, and Details.

- (1) Sign colors shall be consistent with those used in the pre-1872 period as reflected in Appendix F.
 - (A) Only those background, lettering, and detail colors listed in Table 1516-01J are permitted.
 - (B) Only those background and lettering color combinations listed in Table 1516-01K are permitted.
 - (C) Tints and shades of colors listed in Table 1516-01K are also permitted in the specified color combinations.
 - (i) A tint is created by adding white to a permitted color. For example: red plus white makes pink, carnation, or salmon, depending on how much white is added.
 - (ii) A shade is created by adding black to a permitted color. For example, red plus black makes dark red.
 - (D) Colored lettering shall be separated from colored backgrounds by means of gold, black, or white outline at the perimeter of the letters. Signs using white or black backgrounds do not require letter outlines.
 - (E) Fluorescent paint, reflective paint, or luminous paint are prohibited.

- (1) Permitted Sign Lettering Typefaces, Lettering Design, and Symbols
 - (1) Lettering and symbols shall cover the majority of a sign's surface area.
 - (2) With the exception of Hanging Projecting Signs, lettering shall constitute the primary content of the sign based on a sign's surface area.
 - (3) Typefaces shall be from the Roman, sans serif, and block letter families. Illustrations of the permitted sign typeface families can be found in in Appendix E.
 - (4) Each successive line of text shall use a different typeface. To satisfy the requirement to have a different typeface per line of text, typeface appearance changes can be incorporated by using one or more of the following methods:
 - (i) Adding serifs to plain block styles, increasing letter weight, italicizing, using three-dimensional effects, and by using lower case type styles.
 - (ii) Varied scale of words between lines.
 - (iii) Change in words direction and alignment such as rotation, arching, curving, or "S" curving.
 - (iv) Utilization of letter blocking to create the appearance that the text on a sign is three-dimensional.
 - (v) Letter blocking is a method of depicting flat letters on a painted sign that creates the appearance of depth. Letter blocking shall be limited to a single line of text and shall be developed in only one direction of the line of type.
 - (vi) Utilization of letter shadow as a component of letter blocking. Letter shadow is the use of painted shadows that simulate the shadows that would be cast by three dimensional letters.
 - (5) Graphical designs may be used as embellishment to complement sign lettering and fill empty space around lettering where needed, but graphics that unnecessarily draw attention to the sign are not be permitted. Symbols and graphical designs shall constitute secondary content, except for Hanging Projecting Signs. The area covered by symbols and graphical designs shall not exceed 30 percent of a sign's surface area.
 - (i) Symbols used on signs shall be limited to common symbols used on signs prior to 1872 (see Table 1516-01I). Additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.

- (ii) Business or corporate logos are permitted on signs, provided that they are designed to utilize the Permitted Sign Colors in Table 1516-01J.
 - (iii) Use of two-dimensional cutouts of wood or a material with the appearance of wood as features on signs is permitted but shall be limited to common symbols used on signs prior to 1872 (see Table 1516-01I). Additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.
 - (iv) Pin striping or curvilinear accent lines may be used to fill empty space on a sign.
- (m) Permitted Sign Illumination
 - (1) Sign lighting shall be indirect, using a light source separate from the sign.
 - (2) The primary source of lighting for a sign shall be a period-appropriate lighting fixture or gooseneck light fixture.
 - (i) Period-appropriate lighting fixtures are French Quarter lanterns (building-mounted or post-mounted, and gas-lit or electric bulb-lit), millhouse lamps, and gooseneck lamps. Illustrations of French Quarter lanterns, millhouse lamps, and gooseneck lamps can be found Appendix E.
 - (ii) Modern lighting components shall not be visible, including bulbs in fixtures other than period-appropriate lighting fixtures and electrical wiring.
 - (3) The primary sign lighting may be supplemented with secondary modern lighting that is hidden from view; for example, by placing the lighting source underneath the eaves of a building.
- (n) Non-Permitted Sign Illumination
 - (1) Sign that incorporate internal illumination of any type, including light emitting diodes (LED), fluorescent tubing, and neon.
 - (2) Use of fluctuating external illumination, including light that flashes, blinks, or changes hue, color, or intensity.

§1516.0139 Specific Sign Design Requirements by Sign Type

Additional design and material requirements apply to the following sign types:

- (a) Identification Signs

- (1) Signs shall not identify goods or services not available on the premises upon which the sign is placed.
- (2) Awnings printed with identification text or images are permitted, provided the text and images are consistent with a pre-1872 historical character. Refer to Table 1516-01I for permitted non-text symbols.

(b) Business Operational Signs

Standard copyrighted or trademarked logos (e.g. types of credit cards accepted, availability of ATMs, etc.) on Business Operational Signs shall be redesigned with the colors and typefaces permitted in these sign regulations in order to resemble historical signs from pre-1872.

(c) Directional Signs

- (1) Directional signs shall not contain advertising content, including brands, logos or symbols unless commonly used prior to 1872. Refer to Table 1516-01I for permitted non-text symbols. However, when incorporated into directional signs, building identification nameplates, occupants' nameplates, and address numbers may incorporate pictorial and decorative designs.
- (2) Directional signs shall be in the representative shape of an arrow or incorporate a hand symbol in the sign.
- (3) Sidewalk Directional Signs are permitted as specified in Section 1516.0138(e) and Table 1516-01H shall be subject to the Sign Design Requirements in Section 1516.0138(h). Sidewalk Directional Signs made from plastic are not permitted.

(d) Wayfinding Signs

- (1) Wayfinding Signs shall not contain advertising content, including brands, logos or symbols, unless they were in common use prior to 1872, as specified in Table 1516-01I for permitted non-text symbols.
- (2) Wayfinding signs shall be in the representative shape of an arrow or incorporate a hand symbol in the sign.

(e) Temporary Signs

Temporary Signs shall be subject to the Sign Design Requirements in Section 1516.0138(h), shall be posted no earlier than three weeks prior to the advertised event, and shall be removed no later than one week after the event.

Table 1516-01I
Permitted Non-Text Symbols for Use on Signs⁽¹⁾

Business Type	Symbol
Auction House	Elephant
Barbershop	Barber Pole
Book and Stationery Store	Book
Boot/Shoe Dealer	Men's Boot
Broom Maker/Dealer	Broom and Brushes
Carpet Dealer	Rugs
China Dealer	Pitcher
Cigar Dealer	Wooden Indian
Cooper	Barrel
Dry Goods	Blankets
Fire Department	Fire Fighting Equipment
Fresh Produce	Fruit and Vegetables
Furniture	Furniture
Gunsmith	Rifle
Haberdasher	Top Hat
Hardware Dealer	Agriculture Implements/Hardware
Hospitality Related Businesses	Deer or Elks Horns
Leather Goods	Glove
Meat Store	Steer
Newspaper/Post Office	Writing Desk
Optician/Optometrlist	Eye Glasses
Perfume/Lamp Oil	Whale or Pig
Pharmacist	Mortar with Pestle
Photographer	Camera
Saloon	Pitcher or Elephant
Sewing Machines	Sewing Machine
Stable	Horse
Stage Office	Stage Coach
Star Themed Businesses	Five-Pointed Star
Stone Cutter	Stone Monuments
Tack and Harness Shop	Saddle
Tailor	Men's Coat or Shirt
Tinsmith	Tinware
Watchmaker/Jeweler	Pocket Watch

Footnotes to Table 1516-01I

¹ Per Section 1516.0138(1)(6), additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.

Table 1516-01J**Permitted Sign Colors for Backgrounds, Lettering, and Details**

Color^(1,2,3)	Associated Pantone Color	CMYK Code (Approximate)
Bronze Green	5815	0 / 0 / 91 / 79
Burnt Sienna	1675	0 / 67 / 100 / 28 or 0 / 91 / 100 / 23
Burnt Umber	469	0 / 52 / 100 / 62
Carmine Red	188	0 / 97 / 100 / 50
Carnation	486	0 / 47 / 41 / 0
Chrome Yellow	116	0 / 16 / 100 / 0
Crimson Lake Red	186	0 / 100 / 81 / 4
Emerald Green	347	100 / 0 / 86 / 3
French Ultramarine	72	100 / 88 / 0 / 5
Gold (Gold Leaf or Gilt)	871	10 / 20 / 100 / 25
Gray ⁽⁴⁾	Tints of Black 3 or Black 6	Tints of 60 / 0 / 60 / 91 or 100 / 35 / 0 / 100
Indian Red	1817	0 / 90 / 100 / 66
Ivory Black	Black 3	60 / 0 / 60 / 91
Lead (Flake) White	P 1-1	0 / 0 / 2 / 0
Light Red	1795	0 / 94 / 100 / 0
Prussian Blue	288	100 / 67 / 0 / 23
Purple (Violet)	2685	96 / 100 / 0 / 0
Purple-Brown (Caput Mortuum)	5185	80 / 100 / 85 / 25
Raw Sienna	145	0 / 47 / 100 / 8
Rose Madder Red	193	0 / 100 / 66 / 13
Scarlet Lake Red	185	0 / 91 / 76 / 0
Stone (Gray-Yellow)	452	24 / 18 / 42 / 0
Vandyke Brown	1405	0 / 36 / 100 / 63
Vegetable Black	Black 6	100 / 35 / 0 / 100
Venetian Red	174	0 / 70 / 100 / 36
Vermillion Red	179	0 / 79 / 100 / 0
Yellow Ochre	131	0 / 32 / 100 / 9
Zinc White	179-1	0 / 0 / 0 / 0 or 0 / 0 / 0 / 2

Footnotes to Table 1516-01J

- ¹ Tints and shades of permitted paint colors listed in table are permitted per Section 1516.0413 (k)(1)(C).
- ² A tint is created by to adding white to a permitted color. For example: red plus white makes pink, carnation, or salmon, depending on how much white is added.
- ³ A shade is created by adding black to a permitted color. For example, red plus black makes dark red.
- ⁴ Permitted use for letter shadow only.

Table 1516-01K**Permitted Background and Lettering Color Combinations**

Background Color	Letter Color
Black ⁽¹⁾	<ul style="list-style-type: none"> • White (most common) • Gold • Emerald green with white outline • Carnation • Purple with white outline
Black gold marble (painted surface simulating marble stone)	<ul style="list-style-type: none"> • White
Blue (any permitted, untinted)	<ul style="list-style-type: none"> • White. A black letter shadow can add strength to the lettering.
Bronze Green	<ul style="list-style-type: none"> • Gold with a vermillion or emerald green letter blocking.
Green marble (painted surface simulating marble stone)	<ul style="list-style-type: none"> • Carnation lettering with gilt outline, with gilt or yellow letter blocking and black letter shadow.
Indian Red	<ul style="list-style-type: none"> • Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
Light tints of permitted colors	<ul style="list-style-type: none"> • Blue with gilt letter blocking and gilt outline.
Light-colored woods (painted surface simulating wood)	<ul style="list-style-type: none"> • Any permitted color that is legible against both the light and dark colors are used in the painted wood graining.
Non-green or black gold marbles (painted surface simulating marble stone)	<ul style="list-style-type: none"> • Emerald green letters with carnation letter blocking. • Vermillion lettering and purple-brown undersides on letter blocking; gold outline.
Purple (Violet)	<ul style="list-style-type: none"> • Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
Red (any permitted)	<ul style="list-style-type: none"> • Gold leaf letters with black letter blocking with carmine letter shadow.
Rosewood (painted surface simulating wood)	<ul style="list-style-type: none"> • Gold, with yellow ochre and white letter blocking and letter shadow.
Stone	<ul style="list-style-type: none"> • Any permitted color except yellow. • With black lettering, the letter blocking should be white on the illuminated side and stone color (a shade that is darker than the background) on the bottom. The letter shadow should be created using burnt umber (for background areas shaded from imaginary light source), yellow ochre (for background areas with some illumination from imaginary light source), and white (for background areas directly in imaginary light source).

Vandyke Brown	<ul style="list-style-type: none"> Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.
White	<ul style="list-style-type: none"> Black (most common) Any permitted color except yellow. Letter blocking may be red, green, or blue. Gold. Letter blocking may be any permitted color except yellow (blue, red, and green were the most common). Red

Footnotes to Table 1516-01K

¹ Letter blocking and shadow not permitted on black backgrounds.

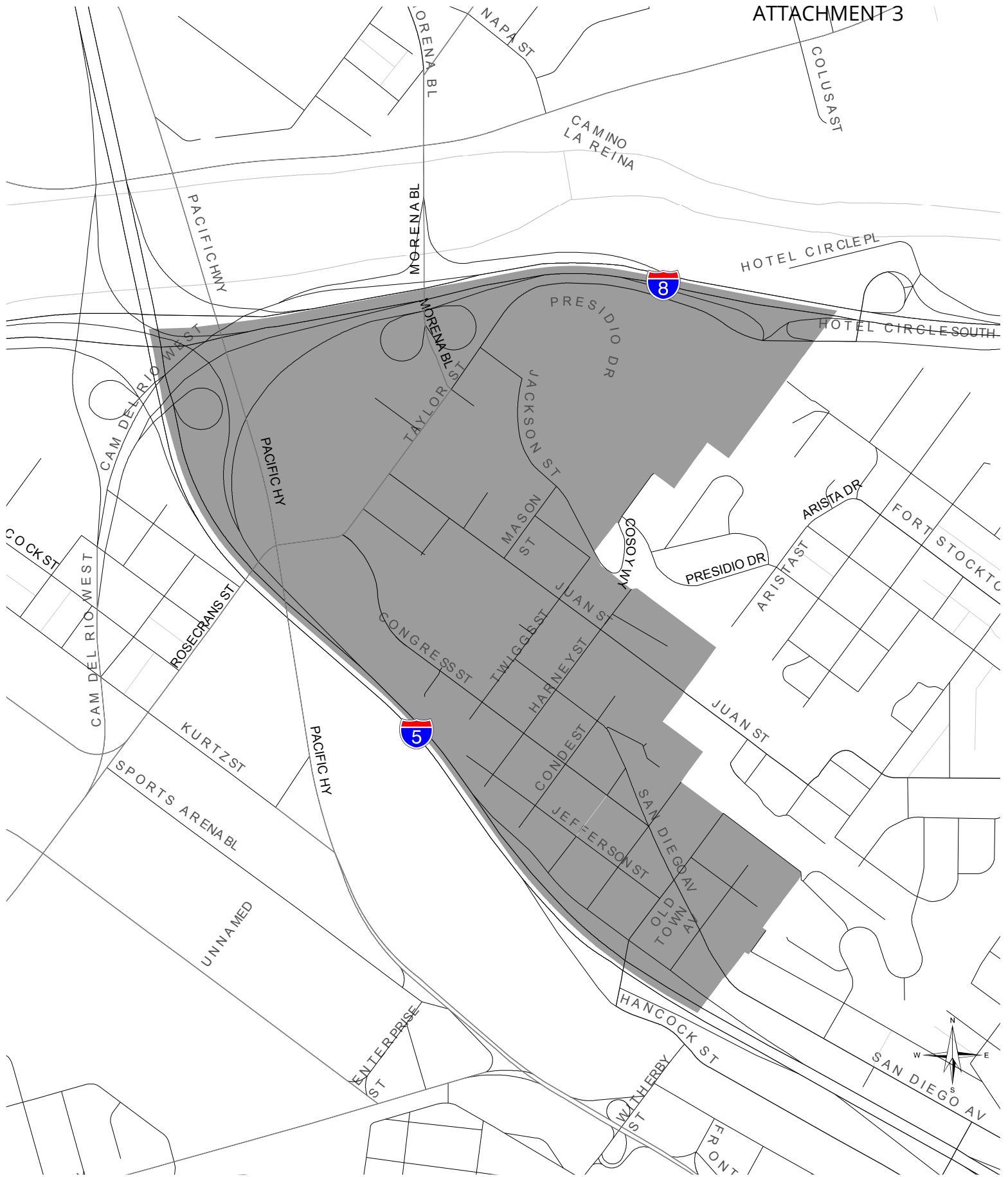


DIAGRAM 1516-01A DRAFT

Old Town Planned District

This is a reproduction of Map No. C-993 for illustration purposes only.

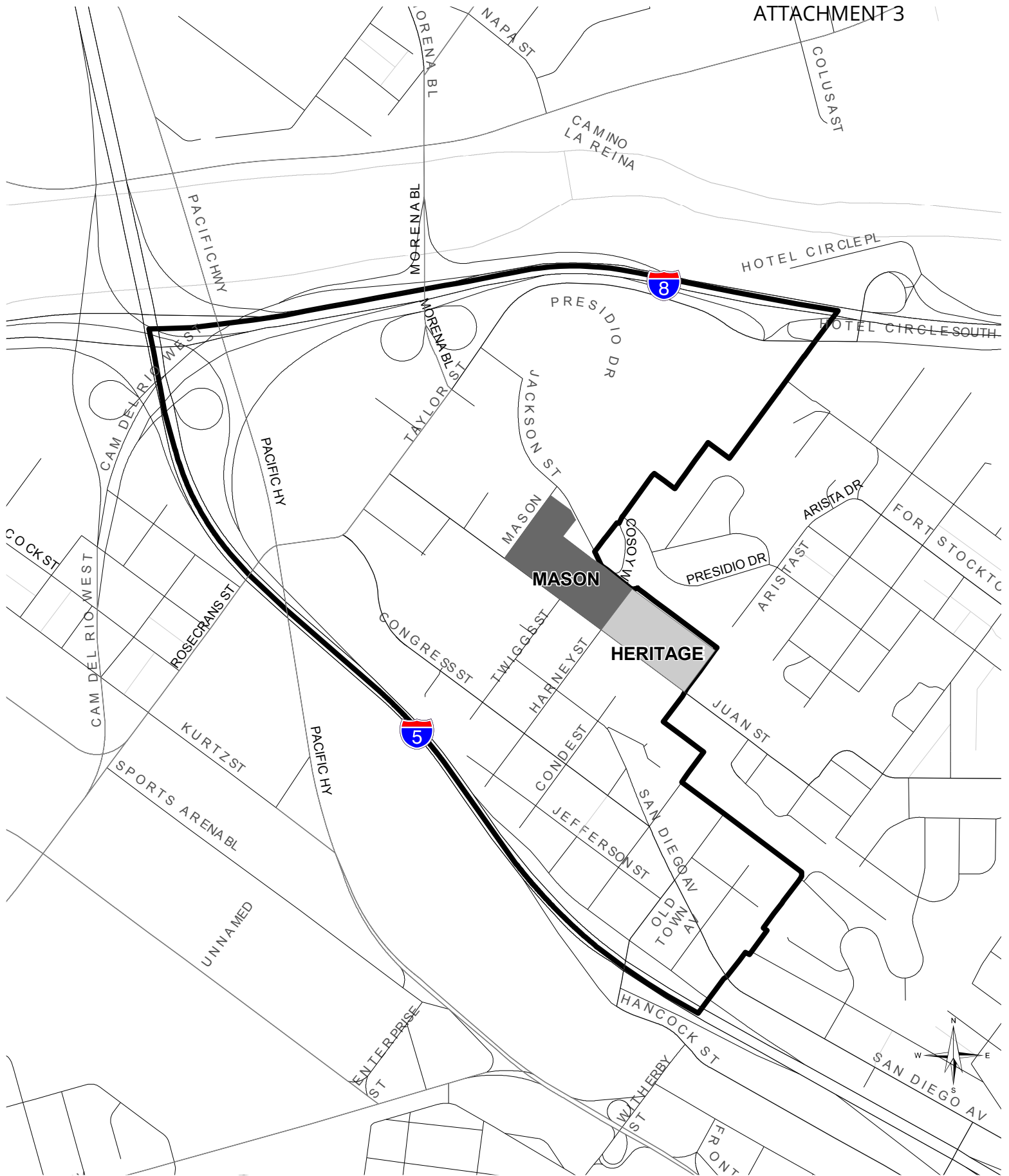


DIAGRAM 1516-01B DRAFT

Old Town Sub-Districts

This is a illustration purposes only.

Article 16: Old Town San Diego Planned District

APPENDIX A: Architectural Features

SPANISH PERIOD (1769-1821)

Massing and Building Forms



- Simple rectangular forms
- One story in height, sometimes with taller towers

- Pitched roofs with a low gable
- Varied roofline heights

Roofs



- Exposed rafter, purlins, and rafter tails

- “Altito” effect, when roofs of different levels adjoin

- Built with wood beams and rafters, clad in round clay tiles

Doors and Windows



- Carved wood panel doors

- Exposed wood lintels

- Openings substantial in depth

Arcades



- Elaborate arch treatment, support is provided by rectangular columns of sturdy proportion
- The columns' uppermost molding serves as impost mold from which the arches spring

Porticos



- Plastered adobe columns and wood beams and rafters
- Porticos formed by extension of roof plane over patio
- Hand-hewn wood support posts, beams and rafters

Towers



- Towers used to anchor a corner building
- Towers used to provide a central element

MEXICAN PERIOD (1821-1846)

Massing and Building Forms



- Second story may be less than full width of first story
- Can enclose a private or semi-private courtyards
- Simple rectangular forms

Roofs



- Extended eaves, sometimes forming porticos
- “Altito” effect, when roofs of different levels adjoin
- Exposed rafters, purlins and rafter tails, clad with clay tiles

Doors and Windows



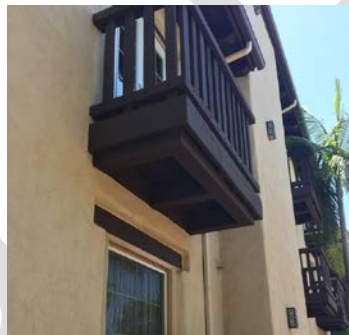
- Opening substantial in depth
- Molded wood frames
- Exposed wood lintels; wood bars

Porticos



- Porticos formed by a separate roof plane adjoined to wall creating “altito” effect
- Simple, heavy structure with wood support posts, beams and rafters, clad with clay tiles

Balconies



- Wood railings of plain design
- Standalone balconies
- Balconies combined with porticos

Exterior Stairs



- Built with adobe-type materials
- Used as accent elements
- Integrated stepped handrails

EARLY AMERICAN PERIOD (1846-1872)

Massing and Building Forms



- Simple rectangular forms
- Buildings of one and two stories in height



- Symmetrical composition
- Wooden lap siding

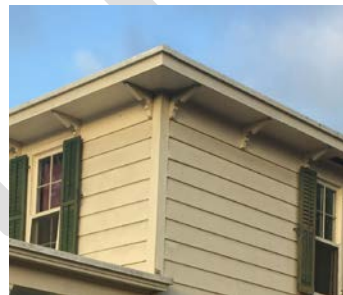
Roofs



- Flat false front in commercial buildings



- Concealed gable roof



- Extended eaves; cornice moldings supported on brackets

Doors



- Wood-paneled doors



- Molded frames around door and windows



- Molded frames around door



- Molded frames around door

Porticos and Porches



- Projecting porches with sawn wood posts



- Projecting porches with wood post and flooring



- Projecting porches with wood post and flooring

Balconies



- Balconies with sawn wood railings



- Balconies with turned wood balusters with porticos



- Balconies with turned wood balusters without porticos

Windows



- Single-hung sash windows with divided lights



- Double-hung sash windows with divided lights



- With shutters



- Without shutters

Article 16: Old Town San Diego Planned District**APPENDIX B: Site Design Features**

The incorporation of plazas, courtyards, patios, or paseos, as well as clearly defined walkways into a site's design can help shape vibrant pedestrian-oriented places.

Plazas, Courtyards, and Paseos**Walkways****Fountains and Sculptures**

Building and Site Lighting



Paving



Fences and Walls



Article 16: Old Town San Diego Planned District

APPENDIX C: Streetscape Features

Streetscape enhancements include wider sidewalks, street trees and parkway landscaping, and street furniture.

Parkway Landscaping



- Parkway landscaping should incorporate drought-tolerant plant species from the Planting Palette.

Sidewalks



- Sombrero Buff-colored concrete sidewalks
- Non-contiguous sidewalks with parkway landscaping

Street Lighting

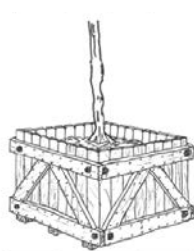


Trash Cans



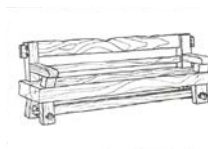
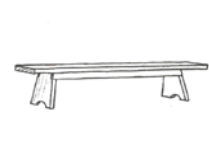
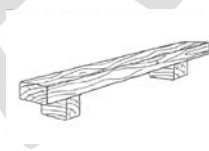
- Historic style single lantern lighting; Consider replacing concrete post with wooden post design
- Trash receptacles that resemble wood barrels

Planters and Pots



- Planters and pots made of cast stone, clay, wood or masonry are appropriate. Tree planter boxes designed for the Old Town State Historic Park by State of California, Department of Parks and Recreation are shown above.

Benches



- Benches made of wood, adobe-style blocks, wrought iron, or a combination. Bench designs prepared for Old Town San Diego State Historic Park by State of California, Department of Parks and Recreation shown above.

Article 16: Old Town San Diego Planned District

APPENDIX D: Planting Palette

Table 1: Planting Palette A – Herbaceous Plant Species

Botanical Name	Common Name	Botanical Name	Common Name
<i>Frankenia capitata laevis</i>	Sea Heath	<i>Papaver rupifragum</i>	Spanish Poppy
<i>Gaillardia aristata</i>	Blanket Flower	<i>Passiflora cacrula</i>	Blue Crown Passion Flower
<i>Gazania</i> (any species)	African Daisy	<i>Pastinca sativa</i>	Parsnip
<i>Grindelia</i> species	Gum Plant	<i>Pelargonium</i> (any species)	Geranium
<i>Gynura aurantiaca</i>	Purple Passion Plant	<i>Pellaea</i> (any species)	Cliffbrake
<i>Helleborus lividus</i>	Majorcan Hellebore	<i>Petasites fragrans</i>	Winter Heliotrope
<i>Heuchera sanguinea</i>	Coral Bells	<i>Petroselinum hortense</i>	Parsley
<i>Hosackia gracilis</i>	Coast Lotus	<i>Phyllostachys</i> (any species)	Bamboo
<i>Hyacinthoides hispanica</i>	Spanish Bluebell	<i>Pirapinella anisum</i>	Anise
<i>Indigofera</i> (any species)	Indigo	<i>Pisum sativum</i>	Pea
<i>Ipomoea batatas</i>	Sweet Potato	<i>Polianthes tuberosa</i>	Tuberose
<i>Iris</i> (any species)	Iris	<i>Portulaca grandiflora</i>	Moss Rose
<i>Jasminum grandiflorum</i>	Spanish Jasmine	<i>Raphanus sativus</i>	Radish
<i>Kalanchoe flammea</i>	Kalanchoe	<i>Rhamnus californica</i>	Coffeeberry
<i>Kniphofia uvaria</i>	Red-Hot Poker	<i>Rhamnus</i> species	Buckthorns
<i>Lantana</i> (any species)	Lantana	<i>Rheum Rhaponticum</i>	Rhubarb
<i>Lathyrus splendens</i>	Campo Pea	<i>Rosmarinus officinalis</i>	Rosemary
<i>Lactuca sativa</i>	Lettuce	<i>Salvia</i> (any species)	Sage, Chia, etc.
<i>Lavandula</i> (any species)	Lavender	<i>Satureja douglassli</i>	Yerba Buena
<i>Lavatera trimestris</i>	Rose Mallow	<i>Scabiosa atropurpurea</i>	Pincushion Flower
<i>Lilium candidum</i>	Madonna Lily	<i>Sisyrinchium bellum</i>	Blue-eyed grass
<i>Limonium</i> (any species)	Sea Lavender, etc.	<i>Sisyrinchium bermudianum</i>	Blue-eyed grass
<i>Liriope</i> (any species)	Liriope	<i>Solidago</i> species	Goldenrod
<i>Lupinus</i> (any species)	Lupine	<i>Sparaxis elegans</i>	Harlequin Flower
<i>Lycopersicon esculentum</i>	Tomato	<i>Spinacia oleracea</i>	Spinach

Botanical Name	Common Name	Botanical Name	Common Name
Malvastrum coccineum	False Mallow	Solanum tuberosum	Potato
Marah fabaceus	Wild Cucumber	Tagetes erecta	Mexican Marigold
Matthiola incana	Stock	Thymus (any species)	Thyme
Melissa officinalis	Lemon Balm	Tithonia rotundifolia	Mexican Sunflower
Mentha arvensis	Common Mint	Tropaeolum majus	Nasturtium
Mentha piperita	Peppermint	Tulipa clusiana	Lady Tulip
Mentha pulegium	Pennyroyal	Vicia faba	Broad Bean
Milla biflora	Mexican Star	Vinca (any species)	Vinca
Mirabilis jalapa	Four O'Clock Flower	Viola cornuta (any species)	Violet
Morisia monantha	Morisia	Vitis girdiana	Southern California Grape
Narcissus (any species)	Daffodil	Vitis vinifera	Grape
Nepeta mussinii	Catmint	Woodwardia (any species)	Chain Fern
Ocimum basilicum	Basil	Zantedeschia aethiopica	Calla Lily
Origanum vulgare	Marjoram	Zea maize	Corn
Oxypetalum coeruleum	Blue Flowered Milkweed	Zingiber officinale	Ginger
Pancratium (any species)	Sea Daffodil	Zinnia elegans	Zinnia
Papaver rhoeas	Flanders Poppy		

Table 2: Planting Palette B – Landscape Tree and Shrub Species

Botanical Name	Common Name	Botanical Name	Common Name
Any tree or shrub species native to San Diego County	Varies	Diospyros kaki ^+	Japanese Persimmon
		Erica melanthera +	Heather
Abies concolor *	Balsam Fir	Eriogonum giganteum *+	St. Catherine's Lace
Acacia farnesiana +	Sweet Acacia	Erythrina crista-gailli +	Cockspur Coral Tree
Acacia subporosa +	River Wattle	Ficus carica ^+	Mission Fig
Acalypha californica *+	California Copperleaf	Fortunella japonica ^+	Round Kumquat
Acer negundo *	Box Elder	Fouquieria splendens *+	Ocotillo
Adenostoma fasciculatum *+	Chamise	Fraxinus velutina coriacea *+	Montebello Ash
Adenostoma sparsifolium *+	Ribbon Wood, Red Shanks	Fremontia mexicana *+	Southern Flannel Bush
Aesculus californica *+	California Buckeye	Fuchsia triphylla	Honeysuckle Fuchsia
Allamanda henderonii	Golden Trumpet	Grevillea robusta +	Silk Oak
Alnus rhombifolia *	White Alder	Hesperocyparis macrocarpa *+	Monterrey Cypress
Anisacanthus wrightii +	Red Texas Firecracker	Heteromeles arbutifolia *+	Toyon
Antigonon leptopus +	Coral Vine	Holmskioldia sanguinea	Chinese Hat Plant
Arbutus unedo ^+	Strawberry Tree	Hydrangea macrophylla	Hydrangea
Arctostaphylos (any species) *+	Manzanitas	Hylocereus triangularis +	Night Blooming Cactus
Bauhinia galpinii	Red Orchid Bush	Ilex perado	Canary Island Holly
Beaucarnea recurvata +	Elephant's Foot	Juglans californica *+	California Walnut
Bougainvillea (any species) +	Bougainvillea	Juglans regia	English Walnut
Boussingaultia basseloides	Madeira Vine	Juniperus excelsa +	Greek Juniper
Brachychiton acerifolius +	Flame Tree	Juniperus californica *+^	California Juniper
Brugmansia suaveolens	Angels' Tears	Kennedya rubicunda +	Dusky Coral Pea
Bursera microphylla *+	Littleleaf Elephant Tree	Laurus nobilis +	Bay Laurel Tree
Buxus microphylla +	Littleleaf Box	Lavatera olbia +	Tree Lavatera
*California native +Drought Tolerant ^Produces Fruit			

Botanical Name	Common Name	Botanical Name	Common Name
<i>Calocephalus brownii</i> +	Cushion Bush	<i>Leonotis leonurus</i> +	Lion's Tail
<i>Calocedrus decurrens</i> *+	Incense Cedar	<i>Lippia citriodora</i> +	Lemon Verbena
<i>Ceanothus</i> (any species) *+	Mountain Lilac	<i>Littonia modesta</i> +	Climbing Lily
<i>Celtis reticulata</i> *+^	Western Hackberry	<i>Mahonia nevinii</i> *+^	Nevin's Barberry
<i>Cercidium floridum</i> *+	Palo Verde	<i>Malus sylvestris</i> ^	Apple
<i>Cercis occidentalis</i> *+	Western Redbud	<i>Malva assurgentiflora</i> *+	Island Mallow
<i>Chilopsis linearis</i> *+	Desert Willow	<i>Manettia bicolor</i>	Firecracker Vine
<i>Chorizema cordatum</i>	Australian Flame Pea	<i>Melia azedarac</i> +	Chinaberry Tree
Citrus (any species) ^	Citrus	<i>Mimusops elengi</i> +^	Spanish Cherry
<i>Clematis balearica</i>	Fern-Leaved Clematis	<i>Mirabilis laevis</i> *+	Wishbone Bush
<i>Convolvulus cneorum</i> +	Bush Morning Glory	<i>Mitriostigma axillare</i>	African Gardenia
<i>Cuphea</i> (any species)	Cuphea	<i>Momordica charantia</i> ^+	Bitter Melon
<i>Cupressus sempervirens</i> +	Italian Cypress	<i>Musa sapientum</i> ^	Plantain
<i>Cupressus forbesii</i> *+	Tecate Cypress	<i>Myrsine africana</i> +	African Boxwood
<i>Cydonia oblonga</i> ^	Quince	<i>Nerium oleander</i> +	Oleander
<i>Cytisus canariensis</i> +	Canary Island Broom	<i>Nicotiana glauca</i>	Flowering Tobacco
<i>Danae racemosa</i> +	Alexandrian Laurel	<i>Olea europaea</i> +^	Olive
<i>Delonix regia</i> +	Royal Poinciana	<i>Olneya tesota</i> *+	Desert Ironwood
<i>Opuntia</i> (any species) *+^	Prickly Pear, etc.	<i>Psoralea arguta</i> *	Smokethorn
<i>Parkinsonia aculeata</i> +	Mexican Palo Verde	<i>Punica granatum</i> ^+	Pomegranate
<i>Parkinsonia microphylla</i> *+	Little Leaf Palo Verde	<i>Pyrus communis</i> ^	Pear
<i>Persea americana</i> ^	Avocado	<i>Quamoclit lobata</i> +	Spanish Flag Vine
<i>Philadelphus mexicanus</i>	Mock Orange	<i>Quercus agrifolia</i> *+	Coast Live Oak
<i>Phlomis fruticosa</i> +	Jerusalem Sage	<i>Quercus chrysolepis</i> +	Canyon Live Oak
<i>Phoenix dactylifera</i> ^	Date Palm	<i>Quercus engelmannii</i> *+	Engelmann Oak
<i>Phygadeuon capensis</i>	Cape Fuchsia	<i>Quercus ilex</i> *+	Holly Oak
<i>Phytolacca dioica</i> +^	Ombu	<i>Quercus kelloggii</i> *+	Black Oak
*California native +Drought Tolerant ^Produces Fruit			

Botanical Name	Common Name	Botanical Name	Common Name
<i>Pinus coulteri</i> *+	Coulter Pine	<i>Quercus suber</i> *+	Cork Oak
<i>Pinus jeffreyi</i> *+	Jeffrey Pine	<i>Quercus wislizenii</i> *	Interior Live Oak
<i>Pinus monophylla</i> *+	Single-Leaf Pinyon	<i>Roldana petasitis</i>	Velvet Groundsel
<i>Pinus pinea</i> +	Stone Pine	<i>Romneya coulteri</i> *+	Matilija Poppy
<i>Pinus quadrifolia</i> *+	Parry Pinyon Pine	<i>Rosa</i> (any species)	Rose
<i>Pinus torreyana</i> *+	Torrey Pine	<i>Salix</i> (any species)	Willow
<i>Platanus racemosa</i> *+	California Sycamore	<i>Sambucus cerulea</i> *+^	Blueberry Elder
<i>Poinciana gilliesii</i> +	Yellow Bird of Paradise	<i>Schinus molle</i> +	Pepper Tree
<i>Populus fremontii</i> +	Fremont Cottonwood	<i>Senecio confusus</i> +	Mexican Flame Vine
<i>Populus trichocarpa</i> *	Black Cottonwood	<i>Solandra grandiflora</i>	Cup of Gold Vine
<i>Prosopis glandulosa</i> *	Honey Mesquite	<i>Solanum rantonnetii</i> +	Blue Potato Bush
<i>Prosopis juliflora</i> *+	Mesquite	<i>Strelitzia nicolai</i> +	White Bird of Paradise
<i>Prosopis pubescens</i> *	Screwbean	<i>Streptosolen jamesonii</i>	Marmalade Bush
<i>Prunus amygdalus</i> ^	Almond	<i>Tecoma stans</i> +	Yellow Bells
<i>Prunus armeniaca</i> ^	Apricot	<i>Teucrium fruticans</i> +	Bush Germander
<i>Prunus avium</i> ^	Cherry	<i>Tipuana tipu</i> +	Tipu Tree
<i>Prunus cerasus</i> ^	Sour Cherry	<i>Umbellularia californica</i> *+	California Bay
<i>Prunus domestica</i> ^	Common Plum	<i>Ungnadia speciosa</i> +	Mexican Buckeye
<i>Prunus capuli</i> *^	Mexican Cherry	<i>Viburnum tinus</i>	Lauristinus
<i>Prunus ilicifolia</i> *+	Hollyleaf Cherry	<i>Virgilia oroboides</i>	Cape Virgilia
<i>Prunus ilicifolia</i> ssp <i>lyonii</i> *+^	Catalina Cherry	<i>Visnea mocanera</i>	Visnea
<i>Prunus persica</i> ^	Peach	<i>Vitex agnus-castus</i> +	Vitex
<i>Prunus virginiana</i> *^	Chokecherry	<i>Washingtonia filifera</i> *+	California Fan Palm
<i>Pseudotsuga macrocarpa</i> *+	Bigcone Spruce	<i>Yucca</i> (any species) *+	Yucca, etc.
*California native +Drought Tolerant ^Produces Fruit			

Table 4: Corridor-Specific Street Tree Species

Key	Street Corridor	Segment	Primary Tree	Secondary Tree
A	San Diego Avenue	Twiggs Street to Old Town Avenue		
		2' - 4' Parkway	Weeping Acacia (<i>Acacia pendula</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Blue Palo Verde (<i>Cercidium floridum</i>)	Australian Willow (<i>Geijera parviflora</i>)
		6' - 10' Parkway	Chinese Flame Tree (<i>Koelreuteria paniculata</i>)	Fruitless Olive (<i>Olea europaea</i>)
B	Old Town Avenue	Moore Street to San Diego Avenue		
		2' - 4' Parkway	Silk Tree (<i>Albizia julibrissin</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Australian Willow (<i>Geijera parviflora</i>)	Desert Willow (<i>Chilopsis linearis</i>)
		6' - 10' Parkway	Fruitless Olive (<i>Olea europaea</i>)	Fruitless Olive (<i>Olea europaea</i>)
C	Congress Street	Taylor Street to San Diego Avenue		
		2' - 4' Parkway	Strawberry Tree (<i>Arbutus unedo</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Marina Strawberry Tree (<i>Arbutus unedo marina</i>)	Desert Willow (<i>Chilopsis linearis</i>)
		6' - 10' Parkway	Glossy Privet (<i>Ligustrum lucidum</i>)	Fruitless Olive (<i>Olea europaea</i>)
D	Juan Street	Taylor Street to Harney Street		
		2' - 4' Parkway	Silk Tree (<i>Albizia julibrissin</i>)	Western Redbud (<i>Cercis occidentalis</i>)
		4' - 6' Parkway	Australian Willow (<i>Geijera parviflora</i>)	White Orchid Tree (<i>Bauhinia forficata</i>)
		6' - 10' Parkway	Fruitless Olive (<i>Olea europaea</i>)	Australian Bottle Tree (<i>Brachychiton populneus</i>)
E	Pacific Highway	Old Town Transit Center to San Diego River Park		
		2' - 4' Parkway	Catalina Ironwood (<i>Lyonothamus floribundus</i>)	Catalina Ironwood (<i>Lyonothamus floribundus</i>)
		4' - 6' Parkway	Brisbane Box (<i>Lophostemon confertus</i>)	Holly Oak (<i>Quercus ilex</i>)

		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer' (Magnolia grandiflora)	California Sycamore (Platanus racemosa)
		> 10' Parkway	Coast Live Oak (Quercus agrifolia)	
F	Taylor Street	Old Town Transit Center to Presidio Drive		
		2' - 4' Parkway	Catalina Ironwood (Lyonothamus floribundus)	Guadalupe Fan Palm (Brahea edulis)
		4' - 6' Parkway	Raywood Ash (Fraxinus oxycarpa)	California Fan Palm (Washingtonia filifera)
		6' - 10' Parkway	California Sycamore (Platanus racemosa)	Pindo Palm (Butia capitata)

Article 16: Old Town San Diego Planned District

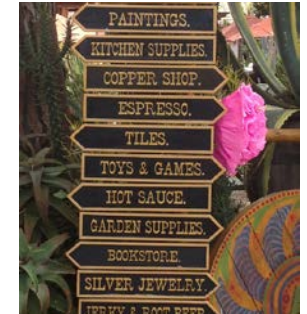
APPENDIX E: Sign Design Features

Sign Shapes – Most Common Shapes



- Horizontal
- Horizontal with ornate left and right edge designs
- Vertical
- Vertical with ornate top edge design

Sign Shapes – Other Common Shapes



- Curved or arch
- Shield
- Oval
- Representative (Arrow)

Sign Materials – Sign Body



Painted wood

Painted wood with wood frame

Painted directly on façade or window

Canvas or sailcloth

Sign Materials – Sign Supports



- Direct connection to a building or canopy structure



- Indirect connection to building or canopy with metal straps



- Suspension from wrought iron support



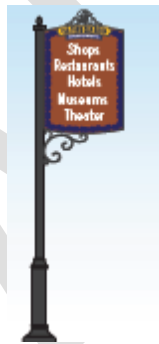
- Mounted on wood sign post(s)



- Suspension from wood sign post



- Mounted on masonry column with stucco finish



- Mounted on cast iron or cast metal post



- Sidewalk Directional Signs mounted on cast metal (left) and wooden (right) frames



Sign Background, Letter, and Details Examples



- Sign content, primarily lettering, covers the majority of sign area



- Periods used for emphasis



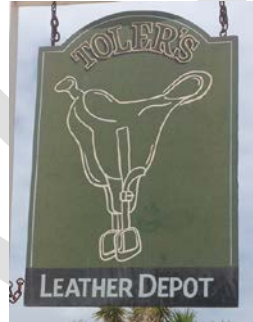
- Painted letter blocking used along one line of the sign's text to give the appearance of three dimensionality and is oriented in one direction



- Painted letter shadow used to simulate shadow that would be cast by text



- Color lettering is separated from colored background by painted line



- Common pre-1871 symbol is used to fill space



- Interior pin-stripping designs used

Lighting and Sign Illumination



- French Quarter lantern
- Millhouse lamp
- Gooseneck lamp



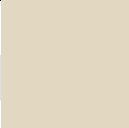

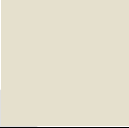
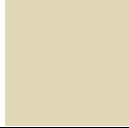
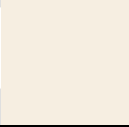



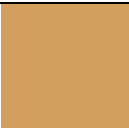

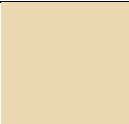

Old Town San Diego Planned District Ordinance

Appendix F: Permitted Building Colors




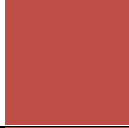
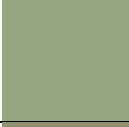






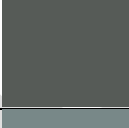


Building walls shall be painted one primary color. One or more accent colors may be used to highlight building features (e.g. eaves, lintels, door and window frames, etc.). Accent colors used on a Spanish or Mexican style building shall be limited to two per building.

Note: Color swatches are provided for informational purposes and may vary from paint color due to printing process or computer screen qualities. Refer to RGB values for absolute color reference.





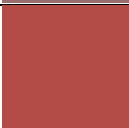


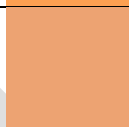
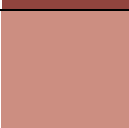
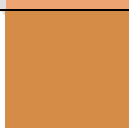
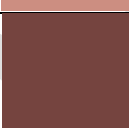
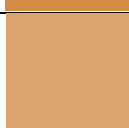

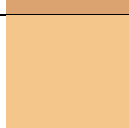
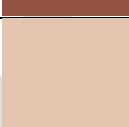

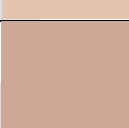

Spanish and Mexican Architectural Periods – Permitted Primary Building Colors and Accent Colors



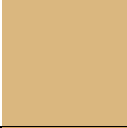


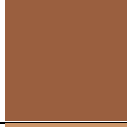

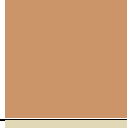
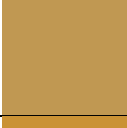
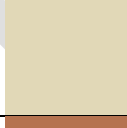

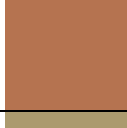
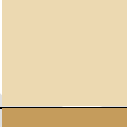
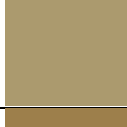
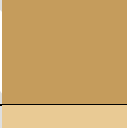
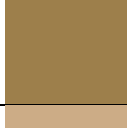
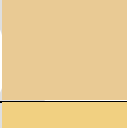

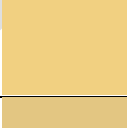

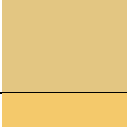



RGB Values	Color Swatch	RGB Values	Color Swatch
White*		Beige and Brown	
243/228/211		224/182/149	
226/216/194		204/148/105	
229/223/205		225/216/184	
246/239/225		204/172/134	
255/255/255		121/87/69 (Accent Only)	
Yellow			
211/159/95		101/80/70 (Accent Only)	
236/216/177		108/86/84 (Accent Only)	

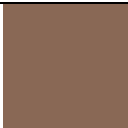



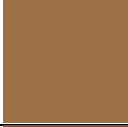
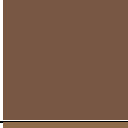
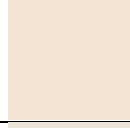

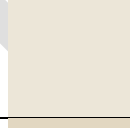



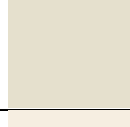

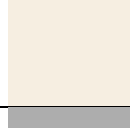
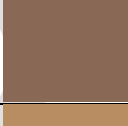
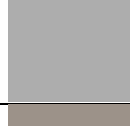
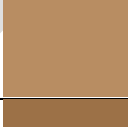
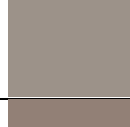

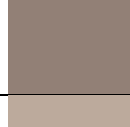


* Any hue of white may be used.

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Green</i>		<i>Red</i>	
198/193/145 (Accent Only)		179/75/71 (Accent Only)	
171/154/110 (Accent Only)		191/78/70 (Accent Only)	
150/167/130 (Accent Only)		147/84/68 (Accent Only)	
144/146/111 (Accent Only)		<i>Orange</i>	
153/176/144 (Accent Only)		218/163/111	
69/98/82 (Accent Only)		210/102/67 (Accent Only)	
86/91/88 (Accent Only)		<i>Blue</i>	
120/135/136 (Accent Only)		103/110/122 (Accent Only)	

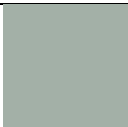
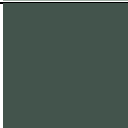


Early American Architectural Period – Permitted Primary Building Colors and Accent Colors

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Red and Pink</i>		<i>Orange</i>	
165/64/73		243/163/71	
152/110/110		246/185/107	
179/75/71		254/160/81	
145/67/62		238/163/114	
203/142/129		212/140/70	
118/68/62		218/163/111	
147/84/68		245/198/139	
226/196/175		232/166/78	
205/168/148		252/190/106	

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Yellow</i>		<i>Beige and Brown</i>	
238/201/135		182/115/80	
218/183/127		191/118/76	
211/159/95		154/95/63	
254/220/173		204/148/105	
193/152/81		225/216/184	
238/208/83		182/115/80	
236/216/177		171/154/110	
198/156/93		157/127/76	
233/202/148		204/172/134	
242/208/130		221/202/175	
228/198/131		116/91/73	
244/201/108		173/127/71	

RGB Values	Color Swatch		RGB Values	Color Swatch	
<i>Beige and Brown</i>			<i>Beige and Brown</i>		
137/105/86			101/80/70		
183/141/97			177/156/143		
157/113/71			<i>White and Gray</i>		
			White (Any Hue)	N/A	
121/87/69			243/228/211		
141/107/75			235/230/215		
101/80/70			226/216/194		
177/156/143			229/223/205		
108/86/84			246/239/225		
137/105/86			174/173/173		
183/141/97			157/146/138		
157/113/71			146/127/118		
121/87/69			188/171/156		

141/107/75					
RGB Values		Color Swatch		RGB Values	Color Swatch
Green				Green	
198/193/145				88/147/109	
150/167/130				140/178/149	
144/146/111				101/143/124	
169/164/130				14/105/95	
160/161/96				32/136/122	
149/148/134				70/85/76	
147/151/137				69/98/82	
154/158/136				144/177/174	
94/98/74				86/91/88	
108/112/97				120/135/136	
144/165/138				112/124/120	
153/176/144				94/109/110	

RGB Values	Color Swatch		RGB Values	Color Swatch	
<i>Green</i>			<i>Blue</i>		
162/176/168			157/216/219		
66/84/76			74/94/108		
137/151/142			59/74/108		
99/90/79			167/179/183		
198/183/136			103/110/122		
126/111/79					

Chapter 15 Planned Districts

Article 16: ~~Planned Districts Old Town San Diego~~ ~~Planned District~~

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.)

Division 1: Old Town San Diego Planned District-General Rules

(“General Rules” added 3-27-2007 by O-19586 N.S.)

§1516.0101 Purpose and Intent

- (a) The purpose of the Old Town San Diego Planned District (Planned District) is to ~~replicate,~~ retain, replicate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to ~~1871~~ 1872; protect and preserve historical resources, important archaeological sites, traditional cultural properties (tribal cultural resources), and early San Diego descendant resources; and implement the Old Town San Diego Community Plan. The intent is to create an exciting and viable community capitalizing on the area's proud Indigenous, Spanish, Mexican, and American heritage and importance as California's Birthplace and first European settlement. Development in Old Town San Diego ~~is controlled in this manner in order to develop~~ must adhere to the requirements of this Division to preserve and enhance the unique village character and atmosphere of Old Town San Diego prior to ~~1871~~ 1872. The provisions of this Division are in keeping with the objectives and policies of the Old Town San Diego Community Plan and the City of San Diego General Plan.
- (b) ~~Recognizing the physical and functional differences between areas in Old Town San Diego, 7 subareas within the Planned District have been devised. The purpose and intent of these subareas is as follows:~~
- (1) ~~**Single-Family** residential subarea to preserve existing single-family homes and low-scale development adjacent to Presidio Park.~~
 - (2) ~~**Multi-Family** residential subarea to allow low to medium density development at a small neighborhood scale, along the southeastern hillsides of the community, providing a link to the adjacent Mission Hills residential community. In order to preserve the hillside area, the development standards must prevail over total density for any one site.~~
 - (3) ~~**Public Properties** are defined as all lands held in public/government agency ownership, within the Old Town San Diego Planned District. These lands are divided as follows:~~
 - (A) ~~**State Historic Park** State Park lands reserved to reflect the character of San Diego from its founding to 1871 by preserving,~~

restoring, and recreating historic sites, structures and activities on the original site of the town.

(B) ~~Presidio Park Area~~ City Park lands containing the earliest historic sites that precede the first larger development in Old Town San Diego, and the Serra Museum, which houses many artifacts of early San Diego and the Southwest; also offers both active and passive recreation facilities for use by local as well as City wide residents, is also located in the Presidio Park area.

(C) ~~County Heritage Park~~ County Park lands maintained as a preserve for a Victoria Era mini community in a park like setting.

(D) ~~Public Parking~~

(i) ~~Public Parking A~~ located on Congress Street allows for continued and future use of the facility as a school (grades K-6) and for future redevelopment of a south end parking area.

(ii) ~~Public Parking B~~ located on Rosecrans Street allows for future development of a north end parking area, public park for active sports, and a transit center with accessory retail.

(iii) ~~Public Parking C~~ located on Taylor Street allows for future development of an expanded parking area, in conjunction with the State Historic park and a transit center with accessory retail.

(iv) ~~Public Parking D~~ located on Juan Street allows for maintenance of a surface parking area.

(4) ~~Core~~ pedestrian commercial subarea intended to compliment the Historic Park with small scale buildings and wide range of pedestrian oriented commercial uses.

(5) ~~Jefferson~~ mixed use residential and commercial subarea intended to support the core with medium scale buildings and provide for residential development, while limiting specific commercial use and location.

(6) ~~Hortensia~~ commercial visitor oriented subarea, which allows residential development of a medium scale identical to the Jefferson subarea.

(7) ~~Rosecrans~~ commercial visitor oriented subarea, intended to allow medium to large scale buildings and large open space areas, designed to recreate the original river environment.

~~(e) The Old Town San Diego Planned District Ordinance is in keeping with the objectives and proposals of the Old Town San Diego Community Plan and the City of San Diego General Plan.~~

~~(“Purpose and Intent” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

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

~~[Editors Note: Amendments as adopted by O-20261 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-20261-SO.pdf }~~

§1516.0102 Boundaries and Subareas

~~(a) Boundaries~~

~~The Old Town San Diego Planned District is within the boundaries of the Old Town San Diego Community Plan Area as designated on that certain Map Drawing No. C-289.4; filed in the office of the City Clerk under Document No. 767691 and as amended on that certain Map Drawing No. C-289.5; filed in the office of the City Clerk Document No. OO-16906.~~

~~(b) Subareas Defined~~

~~There shall be seven subareas known as Single-family Residential, Multi-family Residential, Public Properties, Core, Jefferson, Hortensia and Rosecrans. The boundaries of the seven Subareas are delineated on that certain map Drawing No. 289.5 located in the office of the City Clerk as Document No. OO-16906.~~

~~(“Boundaries and Subareas” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

The regulations which follow shall apply to Old Town San Diego Planned District, within the boundaries of the Old Town San Diego Community Plan Area, as designated on Map Drawing No. C-992 and as shown generally on Diagram 1516-01A.

§1516.0103 Old Town San Diego Planned District Design Review Board

(a) Appointments, Terms and Procedures

- (1) The Old Town San Diego Planned District Design Review Board (hereafter referred to as the Board) shall be created to provide advice as specified in Section 1516.0103(b). The Board shall be composed of ~~7~~ 5 members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve four-year terms and each member shall serve until

his successor is duly appointed and qualified. After a four-year term, members can be re-elected, no person may serve for more than eight consecutive years (two four-year terms). The members shall be appointed in such a manner that the terms of not more than 2 members shall expire in any year. The expiration date shall be March 1. During March of each year, the Mayor may designate one member as Chairperson however, in the absence of such designation, the Board shall, on or after April 15, select a Chairperson from among its members.

- (A) All members shall be electors of the County of San Diego at the time of appointment. Members of the Board shall be persons who shall be specifically qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, historic preservation, archaeology, tourism, planning, or other relevant business or profession able to judge the aesthetic effects of a proposed development. ~~Three persons who are property owners in the Old Town San Diego Community Planning Area shall be appointed as members of the Board. At least one member of such Board shall be a registered architect in the State of California and at least two members shall be members of the Old Town San Diego Community Planning Committee. At least one member shall be a business licensee, and one member shall be a resident within the Old Town San Diego Community Planning area. in the following categories: one (1) seat for a registered architect or landscape architect; two (2) seats for persons qualified by reason of training or experience in history, art, architecture, land development, landscape architecture, historic preservation, archaeology, tourism, planning, or other relevant business or profession; one (1) seat for a member of the Old Town San Diego Community Planning Group; and one (1) seat for a person who is a resident, property owner, or business licensee within the Old Town San Diego Community Planning area or a member of the Old Town San Diego Community Planning Group.~~
- (2) ~~(3)~~ A Board member shall be replaced if the member has 3 un-excused consecutive absences within the 12-month period of April through March each year.
- (3) ~~(4)~~ ~~Four~~ Three members shall constitute a quorum for the transaction of business and a majority vote; and not less than ~~4~~ 3 affirmative votes shall be necessary to make any Board decision. The Board may adopt rules of procedure to supplement those contained within this Planned District Ordinance.
- (4) ~~(5)~~ ~~The City Manager~~ Development Services Director or designee shall serve as Secretary of the Board as an ex-officio member. The Board shall only hold a meeting when the Secretary is in attendance. The Secretary shall not be entitled to vote.

- (5) ~~(6)~~ All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
- (6) ~~(7)~~ The Board shall render a report annually on December 1, or on request, to the Mayor and to the Old Town San Diego Community Planning Group.

(b) Powers and Duties

- (1) It shall be the duty of the Board to review and make a recommendation to the appropriate decision-making authority on applications for ~~development permits, maps, or other matters~~ within the Old Town San Diego Planned District that require Process Three, Process Four, Process Five, and Process CIP-Five decisions, and to submit its recommendations or comments on these matters in writing within 30 calendar days to the Development Services Director or designee. The Board may recommend that the ~~City Manager~~ Development Services Director or designee approve, modify, or disapprove any application for a permit, map, or other matter based upon its condition of compliance or noncompliance with the adopted regulations and requirements. The Design Review Board shall utilize the regulations and procedures contained in this Division, and the purpose and intent of the Planned District Ordinance, and the supplemental findings for development in the Planned District in evaluating the appropriateness of any development for which a permit or map is applied under the Old Town San Diego Planned District Ordinance. The Board shall also provide advice on architectural, ~~landscape~~ and ~~site-urban~~ design requirements (architectural features, site design, streetscape, landscape, parking, accessory buildings, sign requirements, and supplemental regulations) for applications for development projects in compliance with the regulations and procedures contained in this Division for applications for permits or other matters within the Old Town San Diego Planned District that require Process One or Process Two decisions upon request of the Development Services Director or designee.
- (2) It shall also be the duty of the Board to recommend to the Planning Commission any changes to the development regulations contained in this Planned District Ordinance, provided such changes are necessary for the proper execution of the purpose and intent of the Planned District Ordinance and the adopted Old Town San Diego Community Plan; and to adopt rules of procedure to supplement those contained within this Planned District Ordinance.

~~(3) Board members shall view the site before rendering a decision.~~

~~("Old Town San Diego Planned District Design Review Board" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0104 Applicable Regulations

This Division and the following provisions of the Land Development Code, unless otherwise specified herein, shall apply in the Old Town San Diego Planned District:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews); ~~except Article 6, Division 6 (Planned Development Permit Procedures);~~

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations), except Section 142.0370 (Construction Materials for Fences and Retaining Walls);

Chapter 14, Article 2, Division 4 (Landscape Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

Chapter 14, Article 2, Division 7 (Off-Site Development Regulations);

Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);

Chapter 14, Article 3 (Supplemental Development Regulations); ~~except Division 4 (Planned Development Permit Regulations);~~

Chapter 14, Article 4 (Subdivision Regulations);

Chapter 14, Article 5 (Building Regulations);

Chapter 14, Article 6 (Electrical Regulations); and

Chapter 14, Article 7 (Plumbing and Mechanical Regulations).

Where there is a conflict between the Land Development Code and the Old Town San Diego Planned District Ordinance, the Planned District Ordinance applies.

(“Applicable Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0105 Definitions

~~As used in this Planned District Ordinance, “Standards and Criteria” means the Old San Diego Architectural and Site Development Standards adopted by the City Council on file in the office of the City Clerk as Document No. 742763. (“Definitions” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

The following definitions apply to this Division. Definitions in Chapter 11, Article 3, Division 1 of the Land Development Code also apply, unless they conflict with definitions in this section, in which case definitions this section shall apply.

Architectural Features: The architectural elements embodying style, design, general arrangement and components of all of the outside surfaces of an improvement or structure, including the type of building materials and the type and style of all windows, doors, lights, signs, and other fixtures appurtenant to the improvement or structure.

Architectural Style: The characteristic form and detail of buildings from a particular historical period or school of architecture.

Business Operational Sign: A sign that provides information about business operations and that is visible from the public right-of-way (permanently or during business hours), such as open/closed sign, hours of operation sign, and sign identifying or advertising other incidental business services or recommendations (e.g., credit cards accepted, ATM available).

Community Entry Sign and Neighborhood Identification Sign: Signs that announce entry into the community and highlight community identity for pedestrians, bicyclists, and motorists.

Directional Sign: A sign that provides direction at the building or parcel level to commercial or residential properties, or provides direction to elements of properties such as entrances or parking areas. Directional signs include address numbers.

Historical Identification Sign: A type of Identification Sign that is installed as part of the creation of a replica historical structure or restoration of a historical structure that existed prior to 1872 and is consistent with historical signs of the same time period in size, shape, design, material, coloring, lighting, and location.

Identification Sign (primary and secondary): A sign that states the name of the business owner or occupant of the commercial premises upon which the sign is placed, or otherwise identifies such premises, or describes goods offered, manufactured or produced, or services rendered on the premises. Identification signs can be wall signs, ground signs, or hanging projecting signs.

Minor in Scope: Alteration to an existing structure by an addition of floor area constituting 20 percent or less of the gross floor area of the structure; or removal, destruction, demolition, or alteration of 20 percent or less of a structure’s exterior walls, on a cumulative basis; or removal,

destruction, demolition, or alteration of 20 percent or less of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Major in Scope: Alteration to an existing structure by an addition of floor area constituting more than 20 percent of the gross floor area of the structure; or removal, destruction, demolition, or alteration of 20 percent or more of a structure's exterior walls, on a cumulative basis; or removal, destruction, demolition, or alteration of 20 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official or designee.

Miscellaneous Signs: Other signs designed to advertise, identify, or convey information, including pennants and flags.

Pedestrian Orientation: The characteristics of an area where the location and access to buildings, types of uses permitted on the street level, and storefront design cater to persons traveling by non-automobile modes of transportation.

Sidewalk Sign: A freestanding, movable sign often placed near sidewalks. Includes A-frame and sandwich board signs.

Site Design: The building orientation in relation to the site, sidewalks, and public right-of-way.

Temporary Sign: A sign designed to be displayed for a specific purpose for a limited period of time, such as a sign announcing an event, as well as banners.

Wayfinding Sign: A sign that provides guidance at the block level to destinations, such as parking facilities; guides vehicular circulation; and defines pedestrian and bicycle routes. Wayfinding signs may be located on public or private property.

Chapter 15
Planned Districts

Article 16: Old Town San Diego Planned District

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

Division 2: Permits and Procedures

(“Permits and Procedures” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0106 0201 Administrative Regulations

~~The Administrative regulations as specified in this section apply in the Old Town San Diego San Diego Planned District.~~

(a) General Provision

- (1) ~~Any permit or license issued or any work within the Old Town San Diego Planned District, including erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure, or relocation of any structure into the Planned District may be reviewed by the City Manager Development Services Director or designee and the Old Town San Diego Planned District Design Review Board.~~
 - (2) ~~This Division does not apply to interior modifications, interior repairs, or other interior alterations that do not require any permit issued by the City of San Diego.~~
 - (3) ~~All City projects, that include the construction of new facilities, exterior modifications and additions to existing facilities, and improvements within the public right-of-way shall be subject to this Division public facilities, structures and improvements.~~
 - (4) ~~Nothing in this Division supersedes, changes, amends, or in any way alters the manner, method or requirements of the review procedures for any historical site designated by the Historical Resources Board.~~
- (b) ~~Article 16, Division 2 (Old Town San Diego Planned District Permits and Procedures) does not supersede, change or amend, nor in any way alter the manner, method or requirements of the review procedures for any historical site designated by the Historical Resources Board.~~
~~(“Administrative Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0107 Administration and Permits(a) Required Permit Types and Decision Processes

Table 1516-01A shows the required permit, decision process, and applicable regulations that are unique to the Old Town Planned District for specific types development proposals. For types of development proposals that are not listed in Table 1516-01A, refer to the regulations in Chapter 14 for required permits, decision processes, and applicable regulations.

Table 1516-01A
Type of Development Proposal and Applicable Regulations

	<u>Type of Development Proposal</u>	<u>Applicable Sections</u>	<u>Required Permit /Decision Process</u>
<u>1.</u>	<u>Interior building modifications or interior repairs; or interior alterations that do not require any building permit</u> <u>Interior building improvements or improvements that do not require a building permit.</u>	<u>Exempt from this Division</u>	<u>No permit required by this Division</u>
<u>2.</u>	<u>Renewal of roof coverings of any building permitted by the California Building Code and the California Residential Code, where the existing roofing material, roof structure, or roof diaphragm is not altered.</u>	<u>Exempt from this Division</u>	<u>No permit required by this Division</u>
<u>3.</u>	<u>Re-roofing (where the existing roofing material, roof structure, or roof diaphragm is altered); repainting of exterior surfaces; any addition to or alteration of any non-historical structure which is Minor in Scope; and new construction of any non-habitable accessory structure that does not exceed 100 square feet in gross floor area and that would not be visible from the public-right-of-way.</u>	<u>1516.0124, 1516.0125, 1516.0126, 1516.0131, 1516.0132, Appendix A, Appendix B, Appendix C, Appendix D, and Appendix F</u>	<u>Ministerial Permit/Process One</u>
<u>4.</u>	<u>New construction of any building or primary structure; new construction of any habitable accessory structure; new construction of any non-habitable accessory structure that exceeds 100 square feet in gross floor area; new construction of any non-habitable accessory structure that would be</u>	<u>1516.0124, 1516.0125, 1516.0126, 1516.0127, 1516.0128, 1516.0130 - 1516.0139, Appendix A, Appendix B, Appendix C,</u>	<u>Neighborhood Development Permit (NDP)/Process Two</u>

	<u>Type of Development Proposal</u>	<u>Applicable Sections</u>	<u>Required Permit /Decision Process</u>
	<u>visible from the public-right-of-way; signs; walls or fences; and any addition to or alteration of any non-historical structure which is Major in Scope.</u>	<u>Appendix D, Appendix E, and Appendix F</u>	
<u>5.</u>	<u>Development projects on locations sites where an archaeological site has been identified</u>	<u>1516.0108</u>	<u>SDP/Process Three</u>
<u>6.</u>	<u>Grading or any improvement which could directly affect an archaeological resource, tribal cultural resource, or early San Diego descendant resource.</u>	<u>143.0201-143.0280, 1516.0108</u>	<u>Varies</u>

(b) Project Application

Application for a permit shall be made prior to commencement of any grading or any work in the erection of any new building or structure, repainting of exterior surfaces, remodeling or repair, alteration or addition to, or demolition of any building or structure existing within the Planned District or relocation of any structure to a site within the Planned District. Application for a development proposal shall be made in accordance with the Development Services Department Project Submittal Manual and shall include the following:

- (1) Descriptions or samples, or both, for proposed exterior building materials and improvements, showing the exterior appearance, color, and texture of materials; and
- (2) Submission of any other information the Development Services Director or designee deems necessary to evaluate the project for compliance with applicable laws and regulations.

(c) Supplemental Findings

A permit required in accordance with Section 1516.0107 may be approved or conditionally approved only if the decision maker makes the following supplemental finding in addition to the findings for the applicable permit type and decision process:

- (1) The proposed development is compatible with the purpose and intent of the Old Town San Diego Planned District Ordinance and the special character of the Old Town San Diego community, as defined in the Architectural and Urban Design Requirements (Section 1516.0124) and Architectural Periods and Features requirements (Section 1516.0125).

§1516.0202 — Project Review Administration**(a) — Application**

Application for a Planned District Permit shall be made in accordance with Land Development Code Section 112.0102, prior to commencement of any work in the erection of any new building or structure, or repainting of exterior surfaces, remodeling or repair, alteration, addition to or demolition of any existing building or structure within the Planned District or any building which is relocated into the Planned District. The application shall include the following:

- (1) — A deposit as indicated on the current fee schedule maintained in the office of the City Clerk shall be paid when application is made for any Planned District Permit.
- (2) — All submittals shall illustrate the following:
 - (A) — The purpose for which the proposed building, structure or improvement is intended to be used;
 - (B) — Site plans, floor plans, elevations and sections including datum points indicating grade and measurements of dwelling unit density, number of bedrooms (floor plan), lot area, lot coverage, floor area ratio, setbacks, height (elevations), off street parking and landscaping;
 - (C) — Site Plans, floor plans, elevations and sections including datum points and measurements, photos and samples, for the building and improvements which show the exterior appearance, color and texture of materials, and architectural design of all exterior features, and the relationship to adjacent structures;
 - (D) — Site plans, elevations and sections, including datum points and measurements for any outbuilding, party walls, courtyards, fences, setbacks, signs, lighting, traffic safety, or other dependency thereof; and
 - (E) — Any other information deemed necessary by the City Manager or Board to evaluate the project for compliance with the regulations contained herein and other applicable laws and regulations.

(b) — Decision Process

- (1) — An application for a planned district permit for signs, re-roofing, repainting of exterior surfaces and any addition to or alteration of any structure which is minor in scope may be approved or denied, in accordance with Process One, by the City Manager without being referred to the Board for recommendation. Notwithstanding the foregoing provision, the City

Manager may in his discretion refer such application to the Board for their recommendation prior to taking action on the application. (Minor in scope shall constitute an addition or alteration of 20 percent or less and conforms to all applicable regulations.)

- (2) — Other than provided by Section 1516.0202(b)(1), an application for a Planned District Permit shall first be referred to the Board for their review and recommendation. The application may be approved, conditionally approved or denied by a Hearing Officer in accordance

with Process Three, after receiving the Board's recommendation or comments. The decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.

- (3) — Within 60 calendar days after the submission of a complete Building Permit application for development of a site for which a Planned District Permit has been issued which shall include completed environmental review, the City Manager shall issue a decision in writing, except when the applicant requests and receives approval from the City Manager or an extension of time.

- (4) — Issuance. A Building Permit may be issued after the City Manager's approval. The City Manager shall conduct a site inspection before issuance of the certificate of occupancy or the final inspection.

(e) — Permit Time Limits

- (1) — No building permits shall be issued for any projects for which a building permit is not on file within 180 days from the effective date of Ordinance No. O-16906 N.S., for projects which received an approval from the Old Town San Diego Planned District Review Board, or City Council on appeal prior to the effective date of Ordinance No. O-16906 N.S. Written notice of the content of this provision shall be given within 60 days of the effective date of Ordinance No. O-16906 N.S. to all permittees to which this provision applies.
- (2) — A valid Planned District Permit shall expire and become void 36 months after the "Date of Final Action of the Permit", if the permit is not utilized in the manner set forth in Land Development Code Section 126.0108 and Section 126.0109.
- (3) — The expiration date of a valid Planned District Permit may be extended in the manner provided within Land Development Code Section 126.0111. To initiate the request for an extension of time, the property owner or owners shall file a written request in accordance with Land Development Code Section 126.0111. The extension of time may be granted if both of the following requirements are met:

- ~~(A) — The applicant submits documentation showing that due to unusual economic hardship or processing delays beyond his/her control, necessary permits could not be obtained, therefore, the permit option could not be exercised in a timely fashion; and~~
 - ~~(B) — Development and community conditions have not changed, so that the prior approval is still consistent with now existing conditions.~~
 - ~~(4) — The City Manager shall notify the Board and the Old Town San Diego Community Planning Committee of any extension of time requests. Any request that may be affected by changed conditions shall be brought to the attention of the Board for recommendation.~~
- (“Project Review Administration” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)*

§1516.0108 Cultural and Historical Resources Procedures

Within the Old Town San Diego Planned District, the identification, preservation and treatment of historical resources, which include historical buildings, historical structures, historical objects, historical landscapes, historical districts, important archaeological sites traditional cultural properties, and designated historical resources shall occur consistent with the requirements of the Historical Resources Regulations (Chapter 14, Article 3, Division 2).

(a) Improvements to Historical Resources

Improvements to designated historical resources and historical resources identified in accordance with Section 143.0212 are not subject to the design requirements of the Old Town San Diego Planned District Ordinance, provided that the improvements have been determined consistent with the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties, as required by the Historical Resources Regulations.

(b) Important Archaeological Sites, Traditional Cultural Properties (Tribal Cultural Resources) and Early San Diego Descendant Resources

In addition to the requirements of the Historical Resources Regulations (Chapter 14, Article 3, Division 2), the following regulations are intended to protect and preserve the high cultural sensitivity of archaeological, tribal cultural, and early San Diego descendant resources within Old Town San Diego, and are required for all ground-disturbing activities within the Planned District.

- (1) Prior to issuance of any permit for a future project that could directly affect an archaeological, tribal cultural resource, or early San Diego Descendant resource, the City shall determine the potential for presence or absence of buried archaeological, tribal cultural or early San Diego Descendant resources and**

appropriate treatment in accordance with the adopted Old Town San Diego Community Plan Mitigation Framework, the Land Development Manual - Historical Resources Guidelines, or applicable best practices for the treatment of archaeological, tribal and descendant resources in place at the time of application submittal.

- (2) Treatment of archaeological, tribal cultural, or early San Diego Descendant resources shall be determined in consultation with qualified City staff to assure compliance with all applicable, local, state and federal requirements.

§1516.0203 — Special Permits

The following types of permits are unique in their complexity and therefore require special review by the City Manager and the Board. The permit may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. The Hearing Officer's decision may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.

(a) — **Public Facilities, Structures and Areas**

All open spaces, streets, sidewalks, street furniture, street signs, lighting installations, and any incidental structures or monuments, shall conform to the intent of the Old Town San Diego Planned District Ordinance which is designed to recreate the history of the character of Old Town San Diego in general accord with the period prior to 1871 and shall be subject to the same regulations, conditions and standards established herein, and shall be reviewed by the Board for their recommendation.

(b) — **Historic and Architecturally Significant Structures**

The provisions contained herein are intended to permit and encourage in Old Town San Diego the preservation and restoration of buildings, structures and sites having historic, archaeological, or architectural value for the benefit of the people of San Diego, the State of California and all those interested in the record of the progress of western civilization. Such structures shall be designated historical resources in the City of San Diego.

(1) — **Relocation of Historic Buildings** Designated historical structures of the City of San Diego may be relocated into the Old Town San Diego area. Upon receipt of an application for permit to relocate such a building, the City Manager shall refer the application to the Historical Resources Board for review as provided in Section 1516.0202. Any building approved for relocation into the District by the Historical Resources Board shall be referred to the Board for review.

(2) — **Exceptions**

- (A) ~~The Hearing Officer may grant an exception to any development regulation within this Planned District Ordinance including permitted uses, and parking regulations only when such exception is necessary to permit the preservation or restoration of a designated historic or architecturally significant building, structure or site. Such exception is subject to the following conditions:~~
- (i) ~~The subject building, structure or site must be a designated historical resource.~~
 - (ii) ~~The proposed exception shall be referred to the Historical Resources Board for a report and recommendation.~~
- (B) ~~In approving or conditionally approving an exception, the Hearing Officer shall find that the exception is necessary to permit the preservation or restoration of a designated historical resource; that strict application of the provisions contained within this Planned District Ordinance would result in economic or other practical difficulties in securing the preservation or restoration of a designated historical resource; and that the granting of an exception will not be injurious to the community or detrimental to the public welfare; and, the Historical Resources Board and the Old Town San Diego Design Review Board have made consistent recommendations for granting the exception.~~
- (C) ~~In approving or conditionally approving any exception the Hearing Officer shall make a written finding specifying facts relied upon in rendering its decision. A copy of this written finding, together with all evidence presented, including plans required elsewhere in this Planned District Ordinance shall be filed in the Office of the City Clerk.~~

Historical Resources Board Review

~~Any application to remodel, restore, alter or move a designated historical resource shall first be referred to the Historical Resources Board for review pursuant to Land Development Code Section 143.0250.~~

(4) ~~Removal of Damaged Historic Structures~~

~~If any designated historical resource shall be damaged by earthquake, fire or act of God, and a permit for demolition or removal of the property is applied for, the permit shall be referred to the Historical Resources Board pursuant to Land Development Code Section 143.0250 unless an emergency condition exists in which a specified action must be taken based on factual circumstances.~~

~~(c) Archaeological and Historical Site Review, Designation, and Preservation~~

- ~~(1) Archaeological review by an archaeologist certified by the Society of Professional Archaeologists or equivalent acceptable to the City Manager is required for any project which disturbs the ground.~~
- ~~(2) For any site that is identified as having archaeological or recorded evidence of a preexisting historical structure, settlement or event, application shall be made to the Historical Resources Board for designation and to the Board for determination on an acceptable manner of commemorating the historical value of the site. This might include a reconstruction if adequate plans remain, a partial reconstruction or monument.~~
- ~~(3) A special permit shall be required for those projects where an archaeological site has been identified. Efforts should be made to preserve the site for public view; this preservation (total or partial) shall be a part of the special permit proposal.~~
- ~~(4) The Historical Resources Board shall review the application and provide information to the Hearing Officer on the site's historical or archaeological significance and methods to preserve or commemorate the site. The exemptions for historic buildings shall be also applicable, where appropriate, to these projects.~~

~~(d) Conditional Use Permits, Variances and Other Permits~~

~~Any use allowable under a Conditional Use Permit as provided in Section 151.0401 shall be subject to a special permit. The development standards shall be those specified in this Planned District Ordinance, the "Standards and Criteria," and the regulations in Land Development Code Chapter 14, Article 1 (Separately Regulated Use Regulations). (e)~~

~~— Sidewalk Cafes and Pushearts~~

~~A special permit is required for these activities in accordance with Section 151.0401 and the provisions of this Planned District Ordinance. (f)~~

~~— Public Parking Subareas~~

~~A special permit shall be required for any project within the public parking subarea in order to assure consistency with the intent of the neighboring subareas, the overall goals of the District and consistency with the Community Plan. For a public parking facility, the permit should be consistent with the following guidelines:~~

~~(1) The maximum building coverage should not exceed 80 percent. (2)~~

~~— A minimum number of 1000 parking spaces should be provided. (3)~~

~~— The maximum height of building should not exceed 26 feet.~~

~~(4) Landscaping~~

~~(A) 15 foot fully landscaped street yards should be provided. (B)~~

~~— Interior landscaping: 10 percent of the structure should be landscaped and open to the sky. Landscaped areas should be generally located in the center of the structure adjacent to auto and pedestrian access, to provide visual and environmental relief.~~

~~(C) Rooftop landscaping: The rooftop perimeter should be lined with a 2 foot minimum wide landscaped strip.~~

~~(5) Supportive Uses~~

~~The special permit shall assure that only the following uses be permitted on the public property sites identified (as identified on Map C 289.5).~~

~~PARCEL A/School Use (Congress/Ampudia):~~

~~School (K-9), and playground activities are permitted uses.~~

~~Location of school/playground uses either as primary or incidental shall be required on this site. These may be located on grade or on top of the parking structure. If located on grade, school buildings should be located on the high elevation of the site. Any new school building facility shall be designed to replicate historical public structures of the pre-1871 period.~~

~~(B) PARCEL B/Transit Use (Congress/Taylor):~~

~~A transit center, with related transit support retail and offices may be permitted, provided that these support retail and office uses shall not exceed an area of 10 percent of the site, nor shall any one establishment exceed 700 square feet.~~

~~The building setback shall be a minimum of 50 feet from Taylor Street property line, of this, a 30 foot landscaped strip adjacent to the property line shall be maintained along Taylor Street.~~

~~(C) PARCEL C/Transit Use (Rosecrans/Gaines):~~

~~Sports fields and playgrounds are encouraged to develop adjacent to or on the roof of parking structures, to replace facilities in other areas of the Old Town San Diego Community Plan.~~

~~A transit center, with related transit support retail and offices may be permitted, provided that these support retail and office uses shall not exceed an area of 10 percent of the site, nor shall any one establishment exceed 700 square feet.~~

~~(D) — PARCEL D/Parking (Juan/Harney):~~

~~Surface parking shall be maintained consistent with the standards for surface parking lots incorporated in this Planned District Ordinance.~~

~~(“Special Permits” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0204 — Previously Conforming Uses

~~The determination and regulation of previously conforming uses within the District shall be consistent with Land Development Code, Chapter 12, Article 7, Division 1 (Previously Conforming Premises and Uses). (“Previously Conforming Uses” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

**Chapter 15
Planned Districts**

Article 16: Old Town San Diego Planned District ~~(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

Division 3: Zoning and Subdistricts

~~(“Zoning and Subdistricts” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0301 — Permitted Uses

~~It is the purpose of this section to specify certain groupings of uses to be encouraged or emphasized based on each subareas physical, historical, and functional conditions.~~

- ~~(a) — In the following subareas, no building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:~~

- ~~(1) Single Family. One single family residence for each lot at a density of one dwelling unit per 5,000 square feet, provided there is no more than one dwelling unit per lot.~~
- ~~(2) Multi family. Dwelling units at a density of one dwelling unit per 1,750 square feet of net lot area.~~
- ~~(3) Core.~~
 - ~~(A) The following uses are permitted provided the ground floor area of any one establishment does not exceed 6,000 square feet:~~
 - ~~(i) Antique shops~~
 - ~~(ii) Art stores, art galleries and incidental art studios~~
 - ~~(iii) Barber and beauty shops~~
 - ~~(iv) Banks (drive in or drive thru prohibited)~~
 - ~~(v) Bicycle shops with incidental repair permitted~~
 - ~~(vi) Confectionary and bake shops~~
 - ~~(vii) Clothing stores, dress shops and haberdasheries~~
 - ~~(viii) Custom shops for curtains, draperies, floor covering and upholstery~~
 - ~~(ix) Drug stores~~
 - ~~(x) Dry cleaning and laundry services~~
 - ~~(xi) Florists (incidental outdoor display permitted)~~
 - ~~(xii) Food market (incidental outdoor display permitted)~~
 - ~~(xiii) General and variety stores and gift shops~~
 - ~~(xiv) Handicraft shops, including woodcraft, leathercraft and metalcraft~~
 - ~~(xv) Hardware stores~~
 - ~~(xvi) Home furnishing shops and interior design studios~~
 - ~~(xvii) Import shops~~
 - ~~(xviii) Jewelry stores~~
 - ~~(xix) Liquor stores~~
 - ~~(xx) Locksmith~~

- ~~(xxi) Museums~~
- ~~(xxii) Music stores~~
- ~~(xxiii) Pet shops~~
- ~~(xxiv) Photographic studios and shops and picture frame shops~~
- ~~(xxv) Restaurants, sidewalk cafes, bars, coffee houses, ice cream parlors and snack bars (incidental outdoor seating and live entertainment are permitted, drive in or drive through establishments are prohibited)~~
- ~~(xxvi) Shoe sales and repair shops~~
- ~~(xxvii) Sporting good stores~~
- ~~(xxviii) Stationers book stores (excluding adult book stores), newspaper and magazine shops~~
- ~~(xxix) Tailors and dressmakers~~
- ~~(xxx) Theaters (excluding adult entertainment)~~
- ~~(xxxi) Tobacco shops~~
- ~~(xxxii) Travel agencies, ticket agencies, and telegraph offices~~
- ~~(xxxiii) Wineries~~

~~(B) The following uses are permitted provided that they do not occupy ground floor frontage and are located above or behind a permitted use designated in Section 1516.0301(e).~~

- ~~(i) Dwelling units at a density of 1 unit per 1,750 square feet of net lot area~~
- ~~(ii) Boarding and lodging houses provided that there are not more than two lodgers per dwelling unit~~
- ~~(iii) Offices, provided each establishment does not exceed 2,000 square feet in size~~
- ~~(iv) Art, drama, music, dancing and language schools~~

~~(4) Jefferson~~

~~(A) Any use permitted in the "Core", provided however, that any commercial or office use may only be located on the ground floor.~~

~~(B) — No commercial and office permitted use shall begin operating business prior to 6:00 a.m. nor continue later than midnight of any day.~~

~~(C) — Dwelling units at a density of unit per 1,750 square feet of net lot area.~~

~~(5) — Hortensia~~

~~(A) — Hotels and motels, provided they do not exceed a density of 80 guest rooms per net acre.~~

~~(B) — Offices, provided each use establishment does not exceed 4,000 square feet in size.~~

~~(C) — Business services customarily catering to hotel and motel guest and office users, provided such accessory uses shall be located in the same complex as the hotel or motel or office and provided the combined gross floor area of all accessory uses shall not exceed 25 percent of the gross floor area of all uses on the premises. These accessory uses may include sales of newspapers and magazines, barber and beauty shops, florists and gift shops, agencies for laundering and dry cleaning, travel and car rental agencies and ticket sales.~~

~~(D) — Restaurants (accessory bar and incidental entertainment and dancing permitted).~~

~~(E) — Theaters (excluding adult entertainment).~~

~~(F) — Cultural centers (including museums and libraries).~~

~~(G) — Meeting halls.~~

~~(H) — Dwelling units at a density of one unit per 1,750 square feet of net lot area.~~

~~(6) — Rosecrans~~

~~(A) — Any use permitted in the “Core” provided that the ground floor of any one establishment does not exceed 6,000 square feet.~~

~~(B) — Any use permitted in the “Hortensia” zone.~~

~~(7) — Classification of Use~~

~~Any other use which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses, including accessory uses, enumerated in this Section, and consistent with the purpose and intent of the Old Town San Diego Planned District, is permitted. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk.~~

~~(b) — Uses Not Permitted~~

~~The following types of uses are not considered compatible with the development goals of Old Town San Diego and are therefore not permitted:~~

- ~~(1) — Auto parts stores~~
- ~~(2) — Auto repair garages~~
- ~~(3) — Auto sales, new or used~~
- ~~(4) — Auto service stations~~
- ~~(5) — Auto or trailer parks~~
- ~~(6) — Boat sales~~
- ~~(7) — Contractors yards~~
- ~~(8) — Drive in or through facilities~~
- ~~(9) — Factories~~
- ~~(10) — Hospitals~~
- ~~(11) — Printing plants~~
- ~~(12) — Lumber yards~~
- ~~(13) — Machine shops~~
- ~~(14) — Mortuaries~~
- ~~(15) — Warehouses and wholesale distributors~~

~~(“Permitted Uses” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0109 Purpose and Intent of Zones in the Old Town San Diego Planned District

Three types of zones within the Planned District are established. The purpose and intent of these zones is as follows:

- (a) **Old Town San Diego Residential zones** – intended to preserve and provide areas for residential development at various densities in specific areas of the community.
- (b) **Old Town San Diego Commercial zones** – intended to accommodate community-and-visitor serving commercial services, residential, and retail uses.
- (c) **Old Town San Diego Open Space-Park zones** – intended to provide public parks and recreational facilities that preserve, protect, and enhance the community’s natural, cultural, and historic resources.

§1516.0302 — Property Development Regulations

(a) — Lot Area

- (1) — No building or portion thereof shall be erected, constructed, established, altered, enlarged, nor shall any premises be used unless the lot has a minimum area of 3,000 square feet. An exception shall be for any lot which qualifies under the definition of a lot as set forth in the Land Development Code Section 113.0103 and which does not comply with the minimum lot area specified herein may nevertheless be used as permitted and other regulated by the provisions of this Planned District Ordinance.
- (2) — The maximum lot area permitted shall be 5,000 square feet. The only subarea excepted from this regulation shall be the Rosecrans subarea.

(b) — Floor Area Ratio (FAR) and Lot Coverage

The maximum FAR and lot coverage shall be as indicated in Table 1516-03A.

Table 1516-03A FAR and Lot

Coverage

Subarea	FAR	Coverage
Single Family	60.0	—
Multi-family, Hortensia, Jefferson, Core	.60	60%
Rosecrans ⁽⁺⁾	1.00	60%

Footnote for Table 1516-03A

- ¹ ~~Enclosed parking may be excluded from the calculation of FAR and coverage in the Rosecrans Subarea.~~

Maximum Building Size

~~Except within the Rosecrans Subarea, no single structure, above preexisting natural grade, shall exceed the sizes as indicated in Table 1516-03B.~~

Table 1516-03B Maximum Building

Size	
No. of Stories	Maximum Size
One	6,000 square feet
Two	8,000 square feet
Three	10,000 square feet

(d) Separation Between Buildings

~~A minimum separation of 6 feet shall be required between the development's exterior building walls, when separate buildings are proposed for any one project. If both buildings are greater than one story an additional 3 foot separation shall be required.~~

(e) Maximum Height

~~The maximum height of any building or structure shall be as indicated in Table 1516-03C below, except that within 150 feet of Taylor Street, building height shall be limited to 24 feet.~~

Table 1516-03C

Maximum Height

Subarea	Maximum Height (ft)
Single Family, Multiple Family	30

Rosecrans	45 ⁽⁺⁾
Jefferson, Hortensia	30 ⁽⁺⁾⁽²⁾
Core	24 ⁽⁺⁾

Footnotes for Table 1516-03C

- (+)~~—An additional 6 feet in height is permitted for uninhabitable space necessary for a pitched roof, towers, or other architectural appurtenances, provided however, that the additional area of height does not exceed 10 percent of the total building footprint, measured in plan view.~~
- (2)~~—No more than 25 percent of the site area, measured in plan view, may be covered by building which exceeds 26 feet in height.~~

(f) ~~Yard and Setbacks~~

- (+)~~—The minimum yard and setback requirements shall be as indicated in Table 1516-03D.~~
- (2)~~—Street Wall Continuity: Along the minimum setback, paralleling the public right-of-way, 65 percent of this area shall be building wall.~~

Table 1516-03D**Yards and Setbacks**

Subarea	Front Yard (2)	Street Yard (1)	⁽³⁾⁽⁴⁾ Side Yard (ft)	Rear Yard ⁽⁴⁾ (ft)
Single Family	15	10	4	4
Multi Family	5	15	1-story 5 2-story 10 3-story 15	1-story 5 2-story 10 3-story 15
Rosecrans	15	20	1-story 5 2-story 10 3-story 15	1-story 5 2-story 10 3-story 15
Jefferson ; Hortensi	10	0	1-story 5 2-story 10 3-story 15	1-story 5 2-story 10 3-story 15

Core	0(5)	0(5)	1-story 5 2-story 10 3-story 15	1-story 5 2-story 10 3-story 15
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Footnotes for Table 1516-03D

¹ ~~Street Yard Defined: The street yard is that area of a lot which lies between the property line abutting a dedicated public street and the street wall line. The street wall line is drawn along the first building wall that parallels the street frontage. The street yard area is calculated by multiplying the street frontage times the linear foot requirement specified herein.~~

² ~~Additional Corridor Front Yard: From property lines which abut the following streets the following front yard requirement shall prevail:~~

~~Taylor 30 feet.~~

~~Juan (between Taylor and Witherby) 15 feet.~~

~~Congress (between the railroad tracks and Old Town San Diego Avenue) 10 feet~~

~~Old Town San Diego Avenue (between San Diego Avenue and I-5) 15 feet.~~

³ ~~Side Yard Exemption: For properties 50 feet or less in width the side yard requirement shall be: 1-story 3 feet, 2-story 6 feet, 3-story 9 feet.~~

⁴ ~~Parking: In the side and rear yards, parking shall be permitted provided a five foot-wide landscaped area separation is provided between the property line and the parking area.~~

⁵ ~~Street Wall Continuity: Along the minimum setback, paralleling the public right-of-way, 65 percent of this area shall be building wall.~~

§1516.0303 — Specific Architectural Controls

~~In addition to the other regulations contained in the Old Town San Diego Planned District, the following specific architectural control regulations shall apply in order to insure the development of the distinctive character and atmosphere of Old Town San Diego prior to 1871.~~

~~(a) — Architectural Periods~~

~~(1) — The accepted architectural periods, as specified in the "Urban Design Element of the Old Town San Diego Community Plan," are pre 1871 Spanish, Mexican and Early American. Spanish style uses adobe materials and structure with tiled roofs. Mexican style uses adobe bearing walls with tile roofs and shingle roof coverings. American style is wood structure throughout. All new development shall conform to the requirements, as illustrated in the "Urban Design Element of the Old Town San Diego Community Plan" of these architectural periods.~~

~~(2) — Eclectic designs borrowing from different styles are not acceptable, unless a clear historical precedent in Old Town San Diego can be documented.~~

~~(b) — Forms, Materials, Textures and Colors~~

- ~~(1) — To assure that each structure in the Planned District shall reflect the appearance of structures built or remodeled during the historic period, forms, materials, textures and colors of structures shall be in general accord with the appearance of structures built in Old Town San Diego prior to 1871. To this end, they shall be in general accord with the designs prevailing during the recognized Old Town San Diego historical periods as described in the "Urban Design Element of the Old Town San Diego Community Plan."~~
- ~~(2) — Any change to a structures form, material, texture or color shall be reviewed by the City Manager and/or the Board.~~

~~(c) — Courtyards~~

~~On any lot with a street frontage greater than 75 linear feet, a courtyard with a minimum dimension of 20 feet shall be required. Said courtyard may be located in the center of the project and/or between two or more buildings. Entrances to the courtyard from the public right-of-way shall not be less than 10 feet in width and 20 feet in height or open to the sky. (d)~~

~~— Fences and Walls~~

- ~~(1) — Design. Fences, as defined in Land Development Code Section 113.0103, shall be designed in accordance with the "Urban Design Element of the Old Town San Diego Community Plan" and must be reviewed by the City Manager. Fence materials shall be wood, adobe, masonry, or forged iron.~~
- ~~(2) — Residential Buffer. A six foot fence shall be required on any property line abutting a residential property, with the exception of the front and street yards.~~

~~(e) — Transparency~~

~~A minimum percentage (20 percent for residential projects, 40 percent for commercial) of any building wall abutting a dedicated public street, shall be transparent, either by open archways and/or windows of a light transmittance no less than 40 percent.~~

~~(“Specific Architectural Controls” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0110 Purpose of the Old Town San Diego Residential Zones (OTRS; OTRM)

The following are the purposes of each of the Old Town San Diego residential zones.

- (a) The purpose of the OTRS (Residential - Single Unit) zone is to accommodate single dwelling units with a neighborhood scale and orientation.

- (1) OTRS-1-1 requires minimum 5,000-square-foot lots.
- (b) The purpose of the OTRM (Residential - Multiple Unit) zones is to provide for multiple dwelling unit development at varying densities with a neighborhood scale and orientation.
 - (1) OTRM-1-1 permits a maximum density of 1 dwelling unit for each 3,000 square feet of lot area.
 - (2) OTRM-2-1 permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
 - (3) OTRM-2-2 permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.

§1516.0111 Use Regulations for Old Town San Diego Residential Zones

- (a) The uses permitted in Old Town San Diego residential zones 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 Old Town San Diego residential zones, no premises shall be used or maintained except for the purposes or activities listed in Table 1516-01B. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0112.
- (c) All uses or activities permitted in the Old Town San Diego residential zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in the Old Town San Diego residential zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in the Old Town San Diego residential 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0112 Use Regulations Table for Old Town San Diego Residential Zones**Legend for Table 1516-01B**

<u>Symbol in Tables 1516-01B</u>	<u>Description of Symbol</u>
<u>P</u>	<u>Use or use category is permitted. Regulations pertaining to a specific use may be referenced.</u>
<u>L</u>	<u>Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>N</u>	<u>Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>C</u>	<u>Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>=</u>	<u>Use or use category is not permitted.</u>

Table 1516-01B**Use Regulations Table for Old Town San Diego Residential Zones**

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone Designator</u>	<u>Zones</u>			
	<u>1st & 2nd>></u> <u>3rd >></u> <u>4th >></u>	<u>OTRS-</u>	<u>OTRM-</u>		
		<u>1-</u>	<u>1-</u>	<u>2-</u>	
		<u>1</u>	<u>1-</u>	<u>1</u>	<u>2</u>
<u>Open Space</u>					
<u>Active Recreation</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>Passive Recreation</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>Natural Resources Preservation</u>		<u>P</u>	<u>P</u>	<u>P</u>	
<u>Park Maintenance Facilities</u>		<u>=</u>	<u>=</u>	<u>=</u>	
<u>Agriculture</u>					
<u>Agricultural Processing</u>		<u>=</u>	<u>=</u>	<u>=</u>	
<u>Aquaculture Facilities</u>		<u>=</u>	<u>=</u>	<u>=</u>	
<u>Dairies</u>		<u>=</u>	<u>=</u>	<u>=</u>	
<u>Horticulture Nurseries & Greenhouses</u>		<u>=</u>	<u>=</u>	<u>=</u>	
<u>Raising & Harvesting of Crops</u>		<u>=</u>	<u>=</u>	<u>=</u>	

<u>Raising, Maintaining & Keeping of Animals</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Separately Regulated Agriculture Uses</u>			
<u>Agricultural Equipment Repair Shops</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Commercial Stables</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Community Gardens</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Equestrian Show & Exhibition Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Open Air Markets for the Sale of Agriculture-Related Products & Flowers</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Residential</u>			
<u>Mobilehome Parks</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Multiple Dwelling Units</u>	<u>=</u>	<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
<u>Rooming House</u> [See Section 131.0112(a)(3)(A)]	<u>=</u>	<u>=</u>	<u>=</u>
<u>Shopkeeper Units</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Single Dwelling Units</u>	<u>P⁽²⁾⁽³⁾</u>	<u>P⁽³⁾</u>	<u>P⁽³⁾</u>
<u>Separately Regulated Residential Uses</u>			
<u>Boarder & Lodger Accommodations</u>	<u>N</u>	<u>N</u>	<u>L</u>
<u>Companion Units</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Employee Housing:</u>			
<u>6 or Fewer Employees</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>12 or Fewer Employees</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Greater than 12 Employees</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Fraternities, Sororities and Student Dormitories</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Garage, Yard, & Estate Sales</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Guest Quarters</u>	<u>L</u>	<u>L⁽⁴⁾</u>	<u>=</u>
<u>Home Occupations</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Housing for Senior Citizens</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Live/Work Quarters</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Residential Care Facilities:</u>			
<u>6 or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7 or more persons</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Transitional Housing:</u>			
<u>6 or fewer persons</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7 or more persons</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Watchkeeper Quarters</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Institutional</u>			
<u>Separately Regulated Institutional Uses</u>			
<u>Airports</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Botanical Gardens & Arboretums</u>	<u>=</u>	<u>=</u>	<u>=</u>

<u>Cemeteries, Mausoleums, Crematories</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Correctional Placement Centers</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Educational Facilities:</u>			
<u>Kindergarten through Grade 12</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Colleges / Universities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Vocational / Trade School</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Energy Generation & Distribution Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Exhibit Halls & Convention Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Flood Control Facilities</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Historical Buildings Used for Purposes Not Otherwise Allowed</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Homeless Facilities:</u>			
<u>Congregate Meal Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Emergency Shelters</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Homeless Day Centers</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Hospitals, Intermediate Care Facilities & Nursing Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Interpretive Centers</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Museums</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Placemaking on Private Property</u>	<u>L⁽⁵⁾</u>	<u>L⁽⁵⁾</u>	<u>L⁽⁵⁾</u>
<u>Satellite Antennas</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>
<u>Social Service Institutions</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Solar Energy Systems</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Wireless Communication Facility:</u>			
<u>Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a non- residential use</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a residential use</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Wireless communication facility in the public right-of-way with above ground equipment</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Wireless communication facility outside the public right-of-way</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Retail Sales</u>			
<u>Building Supplies & Equipment</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Food, Beverages and Groceries</u>	<u>=</u>	<u>=</u>	<u>=</u>

<u>Consumer Goods, Furniture, Appliances, Equipment</u>	-	-	-
<u>Pets & Pet Supplies</u>	-	-	-
<u>Sundries, Pharmaceuticals, & Convenience Sales</u>	-	-	-
<u>Wearing Apparel & Accessories</u>	-	-	-
<u>Separately Regulated Retail Sales Uses</u>			
<u>Agriculture Related Supplies & Equipment</u>	-	-	-
<u>Alcoholic Beverage Outlets</u>	-	-	-
<u>Farmers' Markets</u>			
<u>Weekly Farmers' Markets</u>	-	-	-
<u>Daily Farmers' Market Stands</u>	-	-	-
<u>Marijuana Outlets</u>	-	-	-
<u>Plant Nurseries</u>	-	-	-
<u>Retail Farms</u>	-	-	-
<u>Retail Tasting Stores</u>	-	-	-
<u>Swap Meets & Other Large Outdoor Retail Facilities</u>	-	-	-
<u>Commercial Services</u>			
<u>Building Services</u>	-	-	-
<u>Business Support</u>	-	-	-
<u>Eating & Drinking Establishments</u>	-	-	-
<u>Financial Institutions</u>	-	-	-
<u>Funeral & Mortuary Services</u>	-	-	-
<u>Instructional Studios</u>	-	-	-
<u>Maintenance & Repair</u>	-	-	-
<u>Off-Site Services</u>	-	-	-
<u>Personal Services</u>	-	-	-
<u>Radio & Television Studios</u>	-	-	-
<u>Tasting Rooms</u>	-	-	-
<u>Visitor Accommodations</u>	-	-	-
<u>Separately Regulated Commercial Services Uses</u>			
<u>Adult Entertainment Establishments:</u>			
<u>Adult Book Store</u>	-	-	-
<u>Adult Cabaret</u>	-	-	-
<u>Adult Drive-In Theater</u>	-	-	-
<u>Adult Mini-Motion Picture Theater</u>	-	-	-
<u>Adult Model Studio</u>	-	-	-
<u>Adult Motel</u>	-	-	-
<u>Adult Motion Picture Theater</u>	-	-	-
<u>Adult Peep Show Theater</u>	-	-	-
<u>Adult Theater</u>	-	-	-
<u>Body Painting Studio</u>	-	-	-
<u>Massage Establishment</u>	-	-	-

<u>Sexual Encounter Establishment</u>	=	=	=
<u>Assembly and Entertainment Uses, Including Places of Religious</u>	=	=	=
<u>Bed & Breakfast Establishments:</u>			
<u>1-2 Guest Rooms</u>	=	=	=
<u>3-5 Guest Rooms</u>	=	=	=
<u>6+ Guest Rooms</u>	=	=	=
<u>Boarding Kennels/ Pet Day Care</u>	=	=	=
<u>Camping Parks</u>	=	=	=
<u>Child Care Facilities:</u>			
<u>Child Care Centers</u>	=	=	=
<u>Large Family Child Care Homes</u>	=	=	=
<u>Small Family Child Care Homes</u>	<u>L</u>	<u>L</u>	<u>L</u>
<u>Eating and Drinking Establishments with a Drive-in or Drive-through</u>	=	=	=
<u>Fairgrounds</u>	=	=	=
<u>Golf Courses, Driving Ranges, and Pitch & Putt Courses</u>	=	=	=
<u>Helicopter Landing Facilities</u>	=	=	=
<u>Massage Establishments, Specialized Practice</u>	=	=	=
<u>Medical Marijuana Consumer Cooperatives</u>	=	=	=
<u>Mobile Food Trucks</u>	=	=	=
<u>Nightclubs & Bars over 5,000 square feet in size</u>	=	=	=
<u>Parking Facilities as a Primary Use:</u>			
<u>Permanent Parking Facilities</u>	=	=	=
<u>Temporary Parking Facilities</u>	=	=	=
<u>Private Clubs, Lodges and Fraternal Organizations</u>	=	=	=
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size</u>	=	=	=
<u>Pushcarts:</u>			
<u>Pushcarts on Private Property</u>	=	=	=
<u>Pushcarts in Public Right of Way</u>	=	=	=
<u>Recycling Facilities:</u>			
<u>Large Collection Facility</u>	=	=	=
<u>Small Collection Facility</u>	=	=	=
<u>Large Construction & Demolition Debris Recycling Facility</u>	=	=	=
<u>Small Construction & Demolition Debris Recycling Facility</u>	=	=	=

<u>Drop-off Facility</u>	-	-	-
<u>Green Materials Composting Facility</u>	-	-	-
<u>Mixed Organic Composting Facility</u>	-	-	-
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic</u>	-	-	-
<u>Large Processing Facility Accepting All Types of Traffic</u>	-	-	-
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic</u>	-	-	-
<u>Small Processing Facility Accepting All Types of Traffic</u>	-	-	-
<u>Reverse Vending Machines</u>	-	-	-
<u>Tire Processing Facility</u>	-	-	-
<u>Sidewalk Cafes</u>	-	-	-
<u>Sports Arenas & Stadiums</u>	-	-	-
<u>Theaters That Are Outdoor or over 5,000 Square Feet in Size</u>	-	-	-
<u>Urgent Care Facility</u>	-	-	-
<u>Veterinary Clinics & Animal Hospitals</u>	-	-	-
<u>Zoological Parks</u>	-	-	-
<u>Offices</u>			
<u>Business & Professional</u>	-	-	-
<u>Government</u>	-	-	-
<u>Medical, Dental, & Health Practitioner</u>	-	-	-
<u>Regional & Corporate Headquarters</u>	-	-	-
<u>Separately Regulated Office Uses</u>			
<u>Real Estate Sales Offices & Model Homes</u>	-	-	-
<u>Sex Offender Treatment & Counseling</u>	-	-	-
<u>Vehicle & Vehicular Equipment Sales & Service</u>			
<u>Commercial Vehicle Repair & Maintenance</u>	-	-	-
<u>Commercial Vehicle Sales & Rentals</u>	-	-	-
<u>Personal Vehicle Repair & Maintenance</u>	-	-	-
<u>Personal Vehicle Sales & Rentals</u>	-	-	-

<u>Vehicle Equipment & Supplies Sales & Rentals</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses</u>			
<u>Automobile Service Stations</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Distribution and Storage</u>			
<u>Equipment & Materials Storage Yards</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Moving & Storage Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Distribution Facilities</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Separately Regulated Distribution and Storage Uses</u>			
<u>Impound Storage Yards</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Junk Yards</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Temporary Construction Storage Yards Located off-site</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Industrial</u>			
<u>Heavy Manufacturing</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Light Manufacturing</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Marine Industry</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Research & Development</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Testing Labs</u>			
<u>Trucking & Transportation Terminals</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Separately Regulated Industrial Uses</u>			
<u>Hazardous Waste Research Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Hazardous Waste Treatment Facility</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Marijuana Production Facilities</u>			
<u>Marine Related Uses Within the Coastal Overlay Zone</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Mining and Extractive Industries</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Newspaper Publishing Plants</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Processing & Packaging of Plant Products & Animal By-products Grown Off-premises</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Very Heavy Industrial Uses</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Wrecking & Dismantling of Motor Vehicles</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Signs</u>			
<u>Allowable Signs</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Separately Regulated Signs Uses</u>			
<u>Community Entry Signs</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>
<u>Neighborhood Identification Signs</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>	<u>N⁽⁶⁾</u>
<u>Comprehensive Sign Program</u>	<u>=</u>	<u>=</u>	<u>=</u>

<u>Revolving Projecting Signs</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Signs with Automatic Changing Copy</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Theater Marquees</u>	<u>=</u>	<u>=</u>	<u>=</u>

Footnotes to Table 1516-01B

- ¹ Non-owner occupants must reside on the premises for at least 7 consecutive calendar days.
- ² A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a single dwelling unit when the occupancy of the dwelling unit would consist of six or more persons eighteen years of age and older residing in the dwelling unit for a period of 30 or more consecutive days.
- ³ Development of a small lot subdivision is permitted in accordance with Section 143.0365.
- ⁴ A guest quarter or habitable accessory building is permitted in accordance with Section 141.0307 only as an accessory use to a single dwelling unit.
- ⁵ Placemaking on private property in OTRS and OTRM zones shall not include commercial services or assembly and entertainment uses as accessory uses.
- ⁶ Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director or designee.
- ⁷ Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0113 Development Regulations of Old Town San Diego Residential Zones

- (a) Within the Old Town San Diego residential zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01C, 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 Old Town San Diego residential zones whether or not a permit or other approval is required, except where specifically identified.

§1516.0114 Development Regulations Table for Old Town San Diego Residential Zones**Table 1516-01C****Development Regulations Table for OTR Zones**

	<u>Zone</u> <u>Designator</u>	<u>Zones</u>			
	<u>1st & 2nd>></u>	<u>OTRS-</u>	<u>OTRM-</u>		
	<u>3rd >></u>	<u>1-</u>	<u>1-</u>	<u>2-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>2</u>
<u>Max permitted density</u> (see footnotes ^{1,2}) <u>sf per DU)</u>		<u>5,000⁽¹⁾</u>	<u>3,000⁽²⁾</u>	<u>1,750⁽²⁾</u>	<u>1,000⁽²⁾</u>
<u>Min lot area (sf)</u>		<u>5,000</u>	<u>3,000</u>	<u>2,500</u>	<u>2,500</u>
<u>Min lot dimensions</u>					
<u>Lot width (ft)</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Street frontage (ft.)</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Lot width (corner) (ft.)</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Lot depth (ft.)</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Setback requirements</u>					
<u>Min Front setback (ft.)</u>		<u>15⁽³⁾</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Min Side setback (ft.)</u>		<u>4</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Min Street side setback (ft.)</u>		<u>10⁽³⁾</u>	<u>15⁽³⁾</u>	<u>15⁽³⁾</u>	<u>15⁽³⁾</u>
<u>Min Rear setback (ft.)</u>		<u>4</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Setback requirements for resubdivided corner lots</u> [See Section 113.0246(f)]		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Max structure height (ft.)</u>		<u>30</u>	<u>30</u>	<u>30</u>	<u>40</u>
<u>Max number of building stories</u> [See also Section 1516.0125 (d)]		<u>2</u>	<u>2</u>	<u>2</u>	<u>3</u>
<u>Maximum structure footprint (sf.)</u>					
<u>1-story</u>		<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
<u>2-story</u>		<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>
<u>3-story</u>		<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>
<u>Max lot coverage</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Lot Coverage for sloping lots</u> [See Section 1516.0132]		<u>applies</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Max floor area ratio</u>		<u>0.6</u>	<u>0.7</u>	<u>1.0</u>	<u>1.2</u>
<u>Max paving/hardscape</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Accessory uses and structures</u> [See Section 1516.0131 and 141.0307]		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Ground-floor Heights</u>		<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Pedestrian Paths</u>		<u>=</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>

<u>Transparency</u> [See Section 1516.0127 (b)]	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Lot consolidation regulations</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Garage regulations</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Building spacing</u> [See Section 1516.0133]	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Max third story dimensions</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Storage requirements</u> [See Section 1516.0127(f)]	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Private exterior open space</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Common open space</u> [See Section 1516.0127(c)]	<u>=</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Architectural projections and encroachments</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Supplemental requirements</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Bedroom regulations</u> ⁽⁴⁾	<u>applies</u>	<u>=</u>	<u>=</u>	<u>=</u>
<u>Refuse and Recyclable Material Storage</u> [See Section 142.0805]	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Visibility Area</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>

Footnotes to Table 1516-01C

- ¹ For the OTRS zone (Residential - Single Unit) the maximum permitted density is no more than one dwelling unit on a lot as determined in accordance with Section 113.0222.
- ² For the OTRM zones (Residential – Multiple Unit) the maximum permitted density is one dwelling unit per specified square foot of lot area as determined in accordance with Section 113.0222.
- ³ 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.
- ⁴ Single dwelling units on lots less than 10,000 square feet shall be limited to a maximum of six bedrooms.

§1516.0115 Purpose of the Old Town San Diego Commercial Zones (OTCC; OTMCR)

The following are the purposes of each of the Old Town San Diego commercial zones.

- (a) The following zone allows community-serving uses with no residential uses:
 - (1) OTCC-1-1 is intended to accommodate development with a pedestrian orientation.

- (b) The following zones allow a mix of pedestrian-oriented community-serving commercial uses and residential uses:
- (1) OTCC-2-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area, with an active frontage requirement.
 - (2) OTCC-2-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
 - (3) OTCC-2-3 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,200 square feet of lot area.
- (c) The following zones allow a mix of pedestrian-oriented community-and visitor-serving commercial and residential uses:
- (1) OTCC-3-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
 - (2) OTCC-3-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,750 square feet of lot area.
- (d) The following zone allows a mix of pedestrian-oriented community-and visitor-serving commercial uses and residential uses, or standalone residential uses:
- (1) OTMCR-1-1 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.
 - (2) OTMCR-1-2 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 800 square feet of lot area.
 - (3) OTMCR-1-3 is intended to accommodate development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area.

§1516.0116 Use Regulations of Old Town San Diego Commercial Zones

- (a) The uses permitted in Old Town San Diego commercial zones 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 Old Town San Diego commercial zones, no premises shall be used or maintained except for one or more of the purposes or activities listed in Table 1516-01D. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0117.
- (c) All uses or activities permitted in the Old Town San Diego 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 Old Town San Diego 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0117 Use Regulations Table for Old Town San Diego Commercial Zones**Legend for Table 1516-01D**

<u>Symbol in Tables 1516-01D</u>	<u>Description of Symbol</u>
<u>P</u>	<u>Use or use category is permitted. Regulations pertaining to a specific use may be referenced.</u>
<u>L</u>	<u>Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>

<u>N</u>	<u>Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>C</u>	<u>Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>=</u>	<u>Use or use category is not permitted.</u>

Table 1516-01D**Use Regulations Table for Old Town San Diego Commercial Zones**

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

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

<u>Use Categories/Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone</u>	<u>Zones</u>									
	<u>Designator</u>	<u>OTCC-</u>						<u>OTMCR-</u>			
	1st & 2nd >>										
	3rd >>	1-	2-			3-		1			
4th >>	1	1	2	3	1	2	1	2	3		
<u>Major Transmission, Relay, or Communications Switching Stations</u>		=	=			=		=			
<u>Placemaking on Private Property</u>		L ⁽¹⁾	L ⁽¹⁾			L ⁽¹⁾		L ⁽¹⁾			
<u>Satellite Antennas</u>		N ⁽²⁾	N ⁽²⁾			N ⁽²⁾		N ⁽²⁾			
<u>Social Service Institutions</u>		=	=			=		=			
<u>Solar Energy Systems</u>		L	L			L		L			
<u>Wireless Communication Facility:</u>											
<u>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use</u>		=	=			=		=			
<u>Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use</u>		=	=			=		=			
<u>Wireless communication facility in the public right-of-way with above ground equipment</u>		=	=			=		=			
<u>Wireless communication facility outside the public right-of-way</u>		=	=			=		=			
<u>Retail Sales</u>											
<u>Building Supplies & Equipment</u>		=	=			=		=			
<u>Food, Beverages and Groceries</u>		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ⁽³⁾			
<u>Consumer Goods, Furniture, Appliances, Equipment</u>		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ^(3,4)			
<u>Pets & Pet Supplies</u>		P ⁽³⁾	=	P ⁽³⁾	P ⁽³⁾	P ⁽³⁾		P ⁽³⁾			
<u>Sundries, Pharmaceutical, & Convenience Sales</u>		P ⁽³⁾	=	P ⁽³⁾	P ⁽³⁾	P ⁽³⁾		P ⁽³⁾			
<u>Wearing Apparel & Accessories</u>		P ⁽³⁾	P ⁽³⁾			P ⁽³⁾		P ⁽³⁾			
<u>Separately Regulated Retail Sales Uses</u>											
<u>Agriculture Related Supplies & Equipment</u>		=	=			=		=			
<u>Alcoholic Beverage Outlets</u>		L	L			=		=			
<u>Farmers' Markets</u>											
<u>Weekly Farmers' Markets</u>		L	L			L		L			
<u>Daily Farmers' Market Stands</u>		L	L			L		L			
<u>Marijuana Outlets</u>		=	=			=		=			
<u>Plant Nurseries</u>		=	=			=		=			
<u>Retail Farms</u>		=	=			=		=			
<u>Retail Tasting Rooms</u>		L	L			L		L			
<u>Swap Meets & Other Large Outdoor Retail Facilities</u>		=	=			=		=			
<u>Commercial Services</u>											
<u>Building Services</u>		-	-			-		-			

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

<u>Use Categories/Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone</u> <u>Designator</u>	<u>Zones</u>									
	1st & 2nd >>	<u>OTCC-</u>						<u>OTMCR-</u>			
	3rd >>	<u>1-</u>	<u>2-</u>			<u>3-</u>		<u>1</u>			
	4th >>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>	
<u>Fairgrounds</u>		=	=	=	=	=	=	=	=	=	
<u>Golf Courses, Driving Ranges, and Pitch & Putt Courses</u>		=	=	=	=	=	=	=	=	=	
<u>Helicopter Landing Facilities</u>		=	=	=	=	=	=	=	=	=	
<u>Massage Establishments, Specialized Practice</u>		=	=	=	=	L	=	=	=	=	
<u>Medical Marijuana Consumer Cooperatives</u>		=	=	=	=	=	=	=	=	=	
<u>Mobile Food Trucks</u>		=	=	=	=	L ⁽⁶⁾	L ⁽⁶⁾	L ⁽⁶⁾	=	=	
<u>Nightclubs & Bars Over 5,000 Square Feet in Size</u>		=	=	=	=	=	=	=	=	=	
<u>Parking Facilities as a Primary Use:</u>											
<u>Permanent Parking Facilities</u>		C	=	C	C	C	=	C	=	C	
<u>Temporary Parking Facilities</u>		C	=	C	C	C	=	C	=	C	
<u>Private Clubs, Lodges and Fraternal Organizations</u>		=	=	=	=	C	=	=	=	=	
<u>Privately Operated, Outdoor Recreation Facilities Over 40,000 Square Feet in Size</u>		=	=	=	=	=	=	=	=	=	
<u>Pushcarts:</u>											
<u>Pushcarts on Private Property</u>		L	=	=	=	L	=	L	=	L	
<u>Pushcarts in Public Right-of-Way</u>		=	=	=	=	=	=	=	=	=	
<u>Recycling Facilities:</u>											
<u>Large Collection Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Small Collection Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Large Construction & Demolition Debris Recycling Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Small Construction & Demolition Debris Recycling Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Drop-off Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Green Materials Composting Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Mixed Organic Composting Facility</u>		=	=	=	=	=	=	=	=	=	
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic</u>		=	=	=	=	=	=	=	=	=	
<u>Large Processing Facility Accepting All Types of Traffic</u>		=	=	=	=	=	=	=	=	=	
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic</u>		=	=	=	=	=	=	=	=	=	
<u>Small Processing Facility Accepting All Types of Traffic</u>		=	=	=	=	=	=	=	=	=	

<u>Use Categories/Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone</u> <u>Designator</u>	<u>Zones</u>								
	1st & 2nd >>	<u>OTCC-</u>						<u>OTMCR-</u>		
	3rd >>	<u>1-</u>	<u>2-</u>			<u>3-</u>		<u>1</u>		
	4th >>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>
<u>Reverse Vending Machines</u>		-	-	-	-	-	-	-	-	-
<u>Tire Processing Facility</u>		-	-	-	-	-	-	-	-	-
<u>Sidewalk Cafes</u>		-	-	-	-	-	-	-	-	-
<u>Sports Arenas & Stadiums</u>		-	-	-	-	-	-	-	-	-
<u>Theaters that are Outdoor or Over 5,000 Square Feet in Size</u>		C	C	C	C	C	C	C	C	C
<u>Urgent Care Facilities</u>		N	-	-	-	N	-	-	-	-
<u>Veterinary Clinics & Animal Hospitals</u>		L	-	-	-	L	-	N	-	-
<u>Zoological Parks</u>		-	-	-	-	-	-	-	-	-
<u>Offices</u>										
<u>Business & Professional</u>		P	P	P	P	P	P	P	P	P
<u>Government</u>		P	P	P	P	P	P	P	P	P
<u>Medical, Dental & Health Practitioner</u>		P	P	P	P	P	P	P	P	P
<u>Regional & Corporate Headquarters</u>		P	P	P	P	P	P	P	P	P
<u>Separately Regulated Office Uses</u>										
<u>Real Estate Sales Offices & Model Homes</u>		L	L	L	L	L	L	-	-	-
<u>Sex Offender Treatment & Counseling</u>		-	-	-	-	-	-	-	-	-
<u>Vehicle & Vehicular Equipment Sales & Service</u>										
<u>Commercial Vehicle Repair & Maintenance</u>		-	-	-	-	-	-	-	-	-
<u>Commercial Vehicle Sales & Rentals</u>		-	-	-	-	-	-	-	-	-
<u>Personal Vehicle Repair & Maintenance</u>		-	-	-	-	-	-	-	-	-
<u>Personal Vehicle Sales & Rentals</u>		-	-	-	-	-	-	-	-	-
<u>Vehicle Equipment & Supplies Sales & Rentals</u>		-	-	-	-	-	-	-	-	-
<u>Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses</u>										
<u>Automobile Service Stations</u>		-	-	-	-	-	-	-	-	-
<u>Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use</u>		-	-	-	-	-	-	-	-	-
<u>Distribution and Storage</u>										
<u>Equipment & Materials Storage Yards</u>		-	-	-	-	-	-	-	-	-
<u>Moving & Storage Facilities</u>		-	-	-	-	-	-	-	-	-
<u>Distribution Facilities</u>		-	-	-	-	-	-	-	-	-
<u>Separately Regulated Distribution and Storage Uses</u>										
<u>Impound Storage Yards</u>		-	-	-	-	-	-	-	-	-
<u>Junk Yards</u>		-	-	-	-	-	-	-	-	-
<u>Temporary Construction Storage Yards Located Off-site</u>		N	N	N	N	N	N	N	N	N

<u>Use Categories/Subcategories</u> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone</u> <u>Designator</u>	<u>Zones</u>								
	1st & 2nd >>	<u>OTCC-</u>						<u>OTMCR-</u>		
	3rd >>	<u>1-</u>	<u>2-</u>			<u>3-</u>		<u>1</u>		
	4th >>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>
<u>Industrial</u>										
<u>Heavy Manufacturing</u>		-	-	-	-	-	-	-	-	-
<u>Light Manufacturing</u>		-	-	-	-	-	-	-	-	-
<u>Marine Industry</u>		-	-	-	-	-	-	-	-	-
<u>Research & Development</u>		-	-	-	-	-	-	-	-	-
<u>Testing Labs</u>		-	-	-	-	-	-	-	-	-
<u>Trucking & Transportation Terminals</u>		-	-	-	-	-	-	-	-	-
<u>Separately Regulated Industrial Uses</u>										
<u>Hazardous Waste Research Facility</u>		-	-	-	-	-	-	-	-	-
<u>Hazardous Waste Treatment Facility</u>		-	-	-	-	-	-	-	-	-
<u>Marijuana Production Facilities</u>		-	-	-	-	-	-	-	-	-
<u>Marine Related Uses Within the Coastal Overlay Zone</u>		-	-	-	-	-	-	-	-	-
<u>Newspaper Publishing Plants</u>		-	-	-	-	-	-	-	-	-
<u>Processing & Packaging of Plant Products & Animal By-products Grown Off-premises</u>		-	-	-	-	-	-	-	-	-
<u>Very Heavy Industrial Uses</u>		-	-	-	-	-	-	-	-	-
<u>Wrecking & Dismantling of Motor Vehicles</u>		-	-	-	-	-	-	-	-	-
<u>Signs</u>										
<u>Allowable Signs</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Separately Regulated Signs Uses</u>										
<u>Community Entry Signs</u>		<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>
<u>Neighborhood Identification Signs</u>		<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>
<u>Comprehensive Sign Program</u>		<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>	<u>N⁽⁷⁾</u>
<u>Revolving Projecting Signs</u>		-	-	-	-	-	-	-	-	-
<u>Signs with Automatic Changing Copy</u>		-	-	-	-	-	-	-	-	-
<u>Theater Marquees</u>		-	-	-	-	-	-	-	-	-

Footnotes to Table 1516-01D

- ¹ Placemaking projects in OTCC and OTMCR zones shall not include retail sales or commercial services uses except as accessory uses to serve the placemaking use, and shall not operate except between the hours of 7:00 a.m. and 10:00 p.m., unless a separate Temporary Use Permit is obtained.
- ² Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director.
- ³ Development of a large retail establishment is subject to Section 143.0302.
- ⁴ The sale of alcoholic beverages is not permitted as a primary use.

- 5 Eating and drinking establishments abutting residential development located in a residential zone may operate only between 6:00am and 12:00 midnight. 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 adjacent to residentially-zoned properties.
- 6 This use is only permitted as a limited use subject to a mobile food truck permit in accordance with Section 123.0603 and the separately regulated use regulations in Section 141.0612.
- 7 Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0118 Development Regulations of Old Town San Diego Commercial Zones

- (a) Within the Old Town San Diego commercial zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with Table 1516-01E, the regulations and standards in this division and with 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 Old Town San Diego commercial zones whether or not a permit or other approval is required except where specifically identified.

§1516.0119 Development Regulations Table for Old Town San Diego Commercial Zones

Table 1516-01E

Development Regulations for OTCC and OTMCR Zones

	<u>Zone</u>	<u>Zones</u>								
	<u>1st & 2nd >> 3rd >></u>	<u>OTCC-</u>						<u>OTMCR-</u>		
		<u>1-</u>	<u>2-</u>	<u>2-</u>	<u>2-</u>	<u>3-</u>	<u>3-</u>	<u>1-</u>		
		<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>
<u>Max Permitted Residential Density⁽¹⁾</u>	--	<u>1,750</u>	<u>1,750</u>	<u>1,200</u>	<u>1,750</u>	<u>1,750</u>	<u>1,750</u>	<u>800</u>	<u>600</u>	
<u>Mixed-Use Requirement</u> [See Section 1516.0135]	--	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	--	--	--	
<u>Active Ground Floor Use Requirement</u> [See Section 1516.0137]	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	--	<u>applies</u>	--	
<u>Lot Area</u>										
<u>Min Lot Area (sq. ft.)</u>	--	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>	
<u>Max Lot Area (ac)</u>	--	--	--	--	--	--	--	--	--	
<u>Lot Dimensions</u>										
<u>Min Lot Width (ft.)</u>	<u>50</u>	<u>50</u>	<u>50</u>	<u>100</u>	<u>100</u>	<u>100</u>	--	--	--	
<u>Min Street Frontage (ft.)</u>	--	--	--	--	--	--	--	--	--	
<u>Min Lot Depth (ft.)</u>	--	--	--	--	--	--	--	--	--	

	Zone	Zones								
	<u>1st & 2nd >> 3rd >>></u>	OTCC-						OTMCR-		
		<u>1-</u>	<u>2-</u>	<u>2-</u>	<u>2-</u>	<u>3-</u>	<u>3-</u>	<u>1-</u>		
		<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>
<u>Max Lot Depth (ft.)</u>		--	--	--	--	--	--	--	--	--
<u>Setback Requirements⁽²⁾</u>										
<u>Min Front Setback (ft.)</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Max Front Setback (ft.)</u>		<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Min Side Setback (ft.)</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Optional Side Setback (ft.)</u>		--	--	--	--	--	--	--	--	--
<u>Side Setback Abutting Residential</u>		<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Min Street Side Setback (ft.)</u>		<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Max Front Setback (ft.)</u>		--	--	--	--	--	--	--	--	--
<u>Min Rear Setback (ft.)</u>		<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>
<u>Rear Setback Abutting Residential</u>		<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>
<u>Max Structure Height (ft.)</u>		<u>45</u>	<u>30</u>	<u>30</u>	<u>36</u>	<u>36</u>	<u>45</u>	<u>30</u>	<u>36</u>	<u>45</u>
<u>Max Number of Stories</u>		<u>3</u>	<u>2</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>4</u>
<u>[See also Section 1516.0125(d)]</u>										
<u>Min Lot Coverage (%)⁽²⁾</u>		<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
<u>Max Floor Area Ratio</u>		<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.2</u>	<u>1.3</u>	<u>1.3</u>	<u>1.2</u>	<u>2.0</u>	<u>2.0</u>
<u>Floor Area Ratio Bonus for Residential Mixed Use</u> <u>[See Sections 1516.0135 and 1516.0136]</u>		--	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	--	--	--	<u>0.2</u>	<u>0.2</u>
<u>Minimum Floor Area Ratio for Residential Use</u> <u>[See Section 1516.0135 and 1516.0136]</u>		--	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	--	--	--	--	--
<u>Ground-Floor Height</u> <u>[See Section 1516.0134]</u>		<u>applies</u>	--	--	--	--	<u>applies</u>	--	--	<u>applies</u>
<u>Building spacing</u> <u>[See Section 1516.0133]</u>		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Pedestrian Paths</u> <u>[See Section 1516.0127(d)]</u>		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Transparency</u> <u>[See Section 1516.0127(b)]</u>		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Building Articulation</u> <u>[See Section 1516.0127(a)]</u>		<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>	<u>applies</u>
<u>Maximum Structure Footprint (sf.)</u>										
<u>1-story</u>		<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
<u>2-story</u>		<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>	<u>8,000</u>
<u>3-story</u>		<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>

	Zone	Zones								
	<u>1st &</u>	<u>OTCC-</u>						<u>OTMCR-</u>		
	<u>2nd >></u>	<u>1-</u>	<u>2-</u>	<u>2-</u>	<u>2-</u>	<u>3-</u>	<u>3-</u>	<u>1-</u>		
	<u>3rd >></u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>1</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>
<u>Common open space</u> [See Section 1516.0127(c)]		applies	applies	applies	applies	applies	applies	applies	applies	applies
<u>Parking Lot Orientation</u>		==	==	==	==	==	==	==	==	==
<u>Refuse and Recyclable Material Storage</u> [See Section 142.0805]		applies	applies	applies	applies	applies	applies	applies	applies	applies
<u>Loading Dock and Overhead Door Screening Regulations</u> [See Section 142.1030]		applies	applies	applies	applies	applies	applies	applies	applies	applies
<u>Visibility Area</u> [See Section 113.0273]		==	==	==	==	==	==	==	==	==

Footnotes to Table 1516-01E

- ¹ One dwelling unit per specified minimum square feet of lot area as determined in accordance with Section 113.0222.
- ² Placemaking on private property shall not be subject to setback or minimum lot coverage regulations, in accordance with Section 141.0421.

§1516.0120 Purpose of the Old Town San Diego Open Space-Park Zones (OTOP)

The OTOP zones are differentiated based on the uses allowed as follows:

- (a) OTOP 1-1 allows parks for passive uses with some active uses
- (b) OTOP 2-1 allows parks for passive uses with some active uses that cater to visitors.

§1516.0121 Use Regulations of Old Town San Diego Open Space-Park Zones

- (a) The uses permitted in the Old Town San Diego Open Space-Park zones 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 Old Town San Diego Open Space-Park 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

1516-01F. It is unlawful to establish, maintain, or use any premises for any purpose or activity not listed in this section or Section 1516.0122.

- (c) All uses or activities permitted in Old Town San Diego Open Space-Park zones shall be conducted entirely within an enclosed building unless the use or activity is traditionally conducted outdoors.
- (d) Accessory uses in Old Town San Diego Open Space-Park zones may be permitted in accordance with Section 131.0125.
- (e) Temporary uses may be permitted in Old Town San Diego Open Space-Park 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 Development Services Director shall determine the appropriate use category and use subcategory pursuant to Section 131.0110.

§1516.0122 Use Regulations Table for Old Town San Diego Open Space-Park Zones

Legend for Table 1516-01F

<u>Symbol in Tables 1516-01F</u>	<u>Description of Symbol</u>
<u>P</u>	<u>Use or use category is permitted. Regulations pertaining to a specific use may be referenced.</u>
<u>L</u>	<u>Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>N</u>	<u>Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>C</u>	<u>Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).</u>
<u>=</u>	<u>Use or use category is not permitted.</u>

Table 1516-01F**Use Regulations Table for Old Town San Diego Open Space Zones**

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

<u>Use Categories/ Subcategories</u>	<u>Zone Designator</u>	<u>Zones</u>	
<u>[See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]</u>	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Employee Housing:</u>			
<u>6 or Fewer Employees</u>		<u>-</u>	<u>-</u>
<u>12 or Fewer Employees</u>		<u>-</u>	<u>-</u>
<u>Greater than 12 Employees</u>		<u>-</u>	<u>-</u>
<u>Fraternities, Sororities and Student Dormitories</u>		<u>=</u>	<u>=</u>
<u>Garage, Yard, & Estate Sales</u>		<u>-</u>	<u>-</u>
<u>Guest Quarters</u>		<u>-</u>	<u>-</u>
<u>Home Occupations</u>		<u>-</u>	<u>-</u>
<u>Housing for Senior Citizens</u>		<u>-</u>	<u>-</u>
<u>Live/Work Quarters</u>		<u>-</u>	<u>-</u>
<u>Residential Care Facilities:</u>			
<u>6 or fewer persons</u>		<u>-</u>	<u>-</u>
<u>7 or more persons</u>		<u>-</u>	<u>-</u>
<u>Transitional Housing:</u>			
<u>6 or fewer persons</u>		<u>-</u>	<u>-</u>
<u>7 or more persons</u>		<u>-</u>	<u>-</u>
<u>Watchkeeper Quarters</u>		<u>=</u>	<u>=</u>
<u>Institutional</u>			
<u>Separately Regulated Institutional Uses</u>			
<u>Airports</u>		<u>-</u>	<u>-</u>
<u>Botanical Gardens & Arboretums</u>		<u>P</u>	<u>P</u>
<u>Cemeteries, Mausoleums, Crematories</u>		<u>=</u>	<u>=</u>
<u>Correctional Placement Centers</u>		<u>-</u>	<u>-</u>
<u>Educational Facilities:</u>			
<u>Kindergarten through Grade 12</u>		<u>=</u>	<u>=</u>
<u>Colleges / Universities</u>		<u>-</u>	<u>-</u>
<u>Vocational / Trade School</u>		<u>-</u>	<u>-</u>
<u>Electric Vehicle Charging Stations</u>		<u>N</u>	<u>N</u>
<u>Energy Generation & Distribution Facilities</u>		<u>=</u>	<u>=</u>
<u>Exhibit Halls & Convention Facilities</u>		<u>-</u>	<u>-</u>
<u>Flood Control Facilities</u>		<u>-</u>	<u>-</u>
<u>Historical Buildings Used for Purposes Not Otherwise Allowed</u>		<u>C</u>	<u>C</u>

<u>Use Categories/ Subcategories</u>	<u>Zone Designator</u>	<u>Zones</u>	
<u>[See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]</u>	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Homeless Facilities:</u>			
<u>Congregate Meal Facilities</u>		<u>=</u>	<u>=</u>
<u>Emergency Shelters</u>		<u>=</u>	<u>=</u>
<u>Homeless Day Centers</u>		<u>=</u>	<u>=</u>
<u>Hospitals, Intermediate Care Facilities & Nursing Facilities</u>		<u>=</u>	<u>=</u>
<u>Interpretive Centers</u>		<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
<u>Museums</u>		<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
<u>Major Transmission, Relay, or Communications Switching Stations</u>		<u>=</u>	<u>=</u>
<u>Placemaking on Private Property</u>		<u>L⁽²⁾</u>	<u>L⁽²⁾</u>
<u>Satellite Antennas</u>		<u>N⁽³⁾</u>	<u>N⁽³⁾</u>
<u>Social Service Institutions</u>		<u>=</u>	<u>=</u>
<u>Solar Energy Systems</u>		<u>L</u>	<u>L</u>
<u>Wireless Communication Facility:</u>			
<u>Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a non- residential use</u>		<u>=</u>	<u>=</u>
<u>Wireless communication facility in the public right-of- way with subterranean equipment adjacent to a residential use</u>		<u>=</u>	<u>=</u>
<u>Wireless communication facility in the public right-of- way with above ground equipment</u>		<u>=</u>	<u>=</u>
<u>Wireless communication facility outside the public right-of-way</u>		<u>=</u>	<u>=</u>
<u>Retail Sales</u>			
<u>Building Supplies & Equipment</u>		<u>=</u>	<u>=</u>
<u>Food, Beverages and Groceries</u>		<u>=</u>	<u>P⁽¹⁾</u>
<u>Consumer Goods, Furniture, Appliances, Equipment</u>		<u>=</u>	<u>P⁽¹⁾</u>

<u>Use Categories/ Subcategories</u>	<u>Zone Designator</u>	<u>Zones</u>	
<u>[See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]</u>	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Pets & Pet Supplies</u>		-	-
<u>Sundries, Pharmaceuticals, & Convenience Sales</u>		-	-
<u>Wearing Apparel & Accessories</u>		-	<u>p⁽¹⁾</u>
<u>Separately Regulated Retail Sales Uses</u>			
<u>Agriculture Related Supplies & Equipment</u>		-	-
<u>Alcoholic Beverage Outlets</u>		-	-
<u>Farmers' Markets</u>			
<u>Weekly Farmers' Markets</u>		-	<u>p⁽¹⁾</u>
<u>Daily Farmers' Market Stands</u>		-	<u>p⁽¹⁾</u>
<u>Marijuana Outlets</u>		-	-
<u>Plant Nurseries</u>		-	-
<u>Retail Farms</u>		-	-
<u>Retail Tasting Stores</u>		-	<u>p⁽¹⁾</u>
<u>Swap Meets & Other Large Outdoor Retail Facilities</u>		-	-
<u>Commercial Services</u>			
<u>Building Services</u>		-	-
<u>Business Support</u>		-	-
<u>Eating & Drinking Establishments</u>		-	<u>p⁽¹⁾</u>
<u>Financial Institutions</u>		-	-
<u>Funeral & Mortuary Services</u>		-	-
<u>Instructional Studios</u>		-	<u>p⁽¹⁾</u>
<u>Maintenance & Repair</u>		-	-
<u>Off-Site Services</u>		-	-
<u>Personal Services</u>		-	<u>p⁽¹⁾</u>
<u>Radio & Television Studios</u>		-	-
<u>Tasting Rooms</u>		-	-
<u>Visitor Accommodations</u>		-	<u>p⁽¹⁾</u>
<u>Separately Regulated Commercial Services Uses</u>			
<u>Adult Entertainment Establishments:</u>			
<u>Adult Book Store</u>		-	-
<u>Adult Cabaret</u>		-	-
<u>Adult Drive-In Theater</u>		-	-
<u>Adult Mini-Motion Picture Theater</u>		-	-

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone Designator</u>	<u>Zones</u>	
	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Adult Model Studio</u>		-	-
<u>Adult Motel</u>		-	-
<u>Adult Motion Picture Theater</u>		-	-
<u>Adult Peep Show Theater</u>		-	-
<u>Adult Theater</u>		-	-
<u>Body Painting Studio</u>		-	-
<u>Massage Establishment</u>		-	-
<u>Sexual Encounter Establishment</u>		-	-
<u>Assembly and Entertainment Uses, Including Places of Religious</u>		-	<u>P⁽¹⁾</u>
<u>Bed & Breakfast Establishments:</u>			
<u>1-2 Guest Rooms</u>		-	<u>P⁽¹⁾</u>
<u>3-5 Guest Rooms</u>		-	<u>P⁽¹⁾</u>
<u>6+ Guest Rooms</u>		-	<u>P⁽¹⁾</u>
<u>Boarding Kennels/ Pet Day Care</u>		-	-
<u>Camping Parks</u>		-	-
<u>Child Care Facilities:</u>			
<u>Child Care Centers</u>		-	-
<u>Large Family Child Care Homes</u>		-	-
<u>Small Family Child Care Homes</u>		-	-
<u>Eating and Drinking Establishments with a Drive-in or Drive-through</u>		-	-
<u>Fairgrounds</u>		-	-
<u>Golf Courses, Driving Ranges, and Pitch & Putt Courses</u>		<u>C</u>	-
<u>Helicopter Landing Facilities</u>		-	-
<u>Massage Establishments, Specialized Practice</u>		-	-
<u>Medical Marijuana Consumer Cooperatives</u>		-	-
<u>Mobile Food Trucks</u>		-	-
<u>Nightclubs & Bars over 5,000 square feet in size</u>		-	-
<u>Parking Facilities as a Primary Use:</u>			
<u>Permanent Parking Facilities</u>		-	-
<u>Temporary Parking Facilities</u>		-	-
<u>Private Clubs, Lodges and Fraternal Organizations</u>		-	-

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone Designator</u>	<u>Zones</u>	
	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size</u>		<u>C⁽¹⁾</u>	<u>C⁽¹⁾</u>
<u>Pushcarts:</u>			
<u>Pushcarts on Private Property</u>		<u>L</u>	<u>L</u>
<u>Pushcarts in Public Right of Way</u>		<u>=</u>	<u>=</u>
<u>Recycling Facilities:</u>			
<u>Large Collection Facility</u>		<u>=</u>	<u>=</u>
<u>Small Collection Facility</u>		<u>=</u>	<u>=</u>
<u>Large Construction & Demolition Debris Recycling</u>		<u>=</u>	<u>=</u>
<u>Small Construction & Demolition Debris Recycling</u>		<u>=</u>	<u>=</u>
<u>Drop-off Facility</u>		<u>=</u>	<u>=</u>
<u>Green Materials Composting Facility</u>		<u>=</u>	<u>=</u>
<u>Mixed Organic Composting Facility</u>		<u>=</u>	<u>=</u>
<u>Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial</u>		<u>=</u>	<u>=</u>
<u>Large Processing Facility Accepting All Types of Traffic</u>		<u>=</u>	<u>=</u>
<u>Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial</u>		<u>=</u>	<u>=</u>
<u>Small Processing Facility Accepting All Types of Traffic</u>		<u>=</u>	<u>=</u>
<u>Reverse Vending Machines</u>		<u>=</u>	<u>=</u>
<u>Tire Processing Facility</u>		<u>=</u>	<u>=</u>
<u>Sidewalk Cafes</u>		<u>=</u>	<u>=</u>
<u>Sports Arenas & Stadiums</u>		<u>=</u>	<u>=</u>
<u>Theaters That Are Outdoor or over 5,000 Square Feet in Size</u>		<u>P⁽¹⁾</u>	<u>P⁽¹⁾</u>
<u>Urgent Care Facility</u>		<u>=</u>	<u>=</u>
<u>Veterinary Clinics & Animal Hospitals</u>		<u>=</u>	<u>=</u>

<u>Use Categories/ Subcategories</u>	<u>Zone Designator</u>	<u>Zones</u>	
<u>[See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]</u>	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Zoological Parks</u>		<u>=</u>	<u>=</u>
<u>Offices</u>			
<u>Business & Professional</u>		<u>=</u>	<u>p⁽¹⁾</u>
<u>Government</u>		<u>=</u>	<u>p⁽¹⁾</u>
<u>Medical, Dental, & Health Practitioner</u>		<u>=</u>	<u>p⁽¹⁾</u>
<u>Regional & Corporate Headquarters</u>		<u>=</u>	<u>=</u>
<u>Separately Regulated Office Uses</u>			
<u>Real Estate Sales Offices & Model Homes</u>		<u>=</u>	<u>=</u>
<u>Sex Offender Treatment & Counseling</u>		<u>=</u>	<u>=</u>
<u>Vehicle & Vehicular Equipment Sales & Service</u>			
<u>Commercial Vehicle Repair & Maintenance</u>		<u>=</u>	<u>=</u>
<u>Commercial Vehicle Sales & Rentals</u>		<u>=</u>	<u>=</u>
<u>Personal Vehicle Repair & Maintenance</u>		<u>=</u>	<u>=</u>
<u>Personal Vehicle Sales & Rentals</u>		<u>=</u>	<u>=</u>
<u>Vehicle Equipment & Supplies Sales & Rentals</u>		<u>=</u>	<u>=</u>
<u>Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses</u>			
<u>Automobile Service Stations</u>		<u>=</u>	<u>=</u>
<u>Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use</u>		<u>=</u>	<u>=</u>
<u>Distribution and Storage</u>			
<u>Equipment & Materials Storage Yards</u>		<u>=</u>	<u>=</u>
<u>Moving & Storage Facilities</u>		<u>=</u>	<u>=</u>
<u>Distribution Facilities</u>		<u>=</u>	<u>=</u>
<u>Separately Regulated Distribution and Storage Uses</u>			
<u>Impound Storage Yards</u>		<u>=</u>	<u>=</u>

<u>Use Categories/ Subcategories</u> [See Section 131.0112 for Use Categories, Subcategories, and Separately Regulated Uses]	<u>Zone Designator</u>	<u>Zones</u>	
	<u>1st & 2nd >></u>	<u>OTOP-</u>	
	<u>3rd >></u>	<u>1-</u>	<u>2-</u>
	<u>4th >></u>	<u>1</u>	<u>1</u>
<u>Junk Yards</u>		=	=
<u>Temporary Construction Storage Yards Located off-site</u>		=	=
<u>Industrial</u>			
<u>Heavy Manufacturing</u>		=	=
<u>Light Manufacturing</u>		=	=
<u>Marine Industry</u>		=	=
<u>Research & Development</u>		=	=
<u>Testing Labs</u>		=	=
<u>Trucking & Transportation Terminals</u>		=	=
<u>Separately Regulated Industrial Uses</u>			
<u>Hazardous Waste Research Facility</u>		=	=
<u>Hazardous Waste Treatment Facility</u>		=	=
<u>Marijuana Production Facilities</u>			
<u>Marine Related Uses Within the Coastal Overlay Zone</u>		=	=
<u>Mining and Extractive Industries</u>		=	=
<u>Newspaper Publishing Plants</u>		=	=
<u>Processing & Packaging of Plant Products & Animal By-products Grown Off-premises</u>		=	=
<u>Very Heavy Industrial Uses</u>		=	=
<u>Wrecking & Dismantling of Motor Vehicles</u>		=	=
<u>Signs</u>			
<u>Allowable Signs</u>		P ⁽⁴⁾	P ⁽⁴⁾
<u>Separately Regulated Signs Uses</u>			
<u>Community Entry Signs</u>		=	=
<u>Neighborhood Identification Signs</u>		=	=
<u>Comprehensive Sign Program</u>		=	=
<u>Revolving Projecting Signs</u>		=	=
<u>Signs with Automatic Changing Copy</u>		=	=
<u>Theater Marquees</u>		=	=

Footnotes to Table 1516-01F

- ¹ 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 63.0102(b)(14).
- ² Placemaking on private property in OTOP zones at locations adjacent to residentially zoned property shall not include commercial services or assembly and entertainment uses as accessory uses.
- ³ Only one exterior receiving antenna per dwelling unit is permitted. Any satellite antennas as described in Land Development Code Section 141.0405 shall be screened from view and are subject to review by the Design Review Board and approval by the Development Services Director.
- ⁴ Sign design and placement shall conform to the regulations in Sections 1516.0138 and 1516.0139.

§1516.0123 Development Regulations of Old Town San Diego Open Space-Park Zones

- (a) Within the Old Town San Diego Open Space-Park zones, no structure or improvement shall be constructed, established, or altered, nor shall any premises be used unless the premises complies with an approved park general development plan or master plan and is subject to any requirements identified in the Old Town San Diego Community Plan 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 Old Town San Diego Open Space-Park zones whether or not a permit or other approval is required except where specifically identified.

Chapter 15
Planned Districts

Article 16: Old Town San Diego Planned District

(“Old Town San Diego Planned District” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

Division 4: General and Supplemental Regulations

(“General and Supplemental Regulations” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)

§1516.0401—Landscaping

- (a) Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply with the following exception:

- ~~(1) 100 percent of the street yard shall be required to be landscaped with the exception of approved areas for vehicular ingress and egress.~~
- ~~(2) Rosecrans Zone 40 percent of the property shall be landscaped. Vegetation should include riparian species as specified in the "Standards and Criteria."~~
- ~~(b) Parking: All surface parking areas, both the perimeter and the interior, shall be landscaped consistent with Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations).~~
- ~~(c) Hillsides/Bluffs: All bluffs, defined as areas of 30 percent and greater slope, shall be revegetated with native vegetation. All 25 percent hillsides shall be revegetated. A 10 foot wide fire break area shall be provided adjacent to any structure with fire resistant native vegetation. Said fire break area shall not encroach on the bluffs as defined.~~
- ~~(d) The plant materials shall be as specified in the "Standards and Criteria."~~
- ~~(e) City Manager approval must be obtained for removal of all trees over 50 feet tall and/or over 50 years old.~~
- ~~(f) Street Trees~~
 - ~~(1) Existing street trees shall be preserved to maintain the established design character of existing streets. New street trees shall match the species of existing trees, and be taken from the list of historical tree species included in the "Standards and Criteria."~~

~~§1516.0402 Parking~~

~~Off-street parking spaces and facilities required in any area shall be provided before the use requiring such parking facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists. Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~

~~(a) Parking Requirement Exemptions~~

- ~~(1) San Diego Avenue. Any property which has frontage on San Diego Avenue and does not have secondary street access and shall not provide parking on-site.~~
- ~~(2) Small Lots. Lots of 6,250 square feet or less shall be exempt from any parking requirements.~~

~~(b) Existing Parking~~

~~Notwithstanding any other provisions of this Planned District Ordinance, existing off-street parking facilities in any area which were provided on the same premises and maintained before the adoption of this ordinance and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use.~~

~~(c) — Rehabilitation and Additions~~

~~Whenever an existing building is rehabilitated or enlarged, there shall be provided concurrently with such enlargement a minimum of twice the number of parking spaces as would be necessitated by the magnitude of said enlargement, provided, however, the total of the existing parking spaces and those required by this paragraph need not exceed the number of parking spaces required for the enlarged development computed at the rate required by Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations). Tandem parking spaces may be permitted to satisfy this requirement.~~

~~(d) — Access~~

~~All required parking facilities shall have convenient access to a public street or alley. Driveways shall be perpendicular to the street and shall not exceed a width of 12 feet for projects with less than six residential units or 16 feet, for all other projects, to be measured at the property line and there shall be no less than 75 feet of lot frontage, measured at the property line, between driveways serving the same premises.~~

~~(e) — Parking Improvement Area or In-lieu Fees~~

~~(1) — If a parking improvement area is formed in accordance with Municipal Code Chapter 6, Article 1, Division 18, the number of off-street parking spaces required for properties within the parking and business improvement area shall decrease commensurate with the project's participation in the improvement program.~~

~~(2) — In-lieu fees for the provision of parking may be levied at a future date, in conjunction with a Parking Improvement Program assessment. The incorporation of this program will be subject to the future approval by the City Council. The option of using this in-lieu fee program shall not be available until the program's details are approved by the City Council in conjunction with the establishment of a parking improvement program.~~

~~(“Parking” added 3-27-2007 by O 19586 N.S.; effective 4-26-2007.)~~

§1516.0124 Architectural and Urban Design Requirements

- (a) All development shall comply with the requirements of this Division regarding architectural features, site design, streetscape, landscape, parking, accessory buildings, sign requirements, and the supplemental regulations herein, to ensure the preservation and

enhancement of the distinctive character and atmosphere of Old Town San Diego prior to 1872.

- (b) The accepted architectural periods are pre-1872 Spanish, Mexican, and Early American. The Architectural Periods and their representative features are described in Section 1516.0125, and the following Appendices contain supplemental references for the adequate implementation of these requirements:
 - (1) Appendices A, B, and C provide visual references and descriptions of architectural features, site design, and streetscape concepts.
 - (2) Appendix D provides the lists of acceptable plant and tree species for landscaping.
 - (3) Appendix E provides visual references and descriptions related to sign design.
 - (4) Appendix F provides the list of acceptable building exterior colors.
- (c) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural and urban design requirements in Section 1516.0124 and the architectural periods and features requirements in Section 1516.0125 that conflict with the predominant period of development reflected in existing structures in each Sub-District (for the Mason Sub-District, 1938 to 1955, and for the Heritage Sub-District, 1837 to 1901).

§1516.0125 Architectural Periods and Features

- (a) All development shall conform to the architectural features of one of the three following architectural periods that characterized Old Town San Diego prior to 1872:
 - (1) Spanish Period (1769-1821)
 - (2) Mexican Period (1821-1846)
 - (3) Early American Period (1846-1872)
- (b) All development shall include all of the following defining architectural features from the particular architectural period:
 - (1) Spanish Period (1769-1821)
 - (A) Rectangular building forms
 - (B) Gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches)
 - (C) Terracotta tile roofs or composite shingles that simulate the appearance of wood shingles

- (D) Extended eaves with option for porticos
 - (E) Inset windows (minimum depth of 6 inches) of casement type with divided lights and window height that is greater than width
 - (F) Stucco exterior walls or other materials that evoke a smooth plaster finish or textured plaster finish
- (2) Mexican Period (1821-1846)
- (A) Rectangular building forms, arcade(s), and courtyard(s)
 - (B) Gable roofs with a low to medium pitch (minimum pitch of 3 ½ inches: 12 inches)
 - (C) Terracotta tile or simulated wood shingle roof covering
 - (D) Extended eaves with option for balconies, balconies with portico, or portico
 - (E) Inset windows (minimum depth of 6 inches) of casement, or single-hung, or double-hung sash type, with divided lights and window height that is greater than width
 - (F) Stucco exterior walls or other materials that evoke a smooth earthen plaster finish or textured plaster finish
- (3) Early American Period (1846-1872)
- (A) Rectangular building forms
 - (B) Symmetrical gable roof, exposed or concealed by a flat false front, or hip roof with simulated wood shingle roof covering; or flat roof with parapet
 - (C) Exterior finish in horizontal or vertical board siding (wood or simulated wood), brick, or other characteristic exterior building materials
 - (D) Wood-paneled doors
 - (E) Molded frames around doors and windows
 - (F) Single-hung or double-hung sash windows with divided lights
- (c) Maximum Structure Footprint

Each structure shall not exceed the maximum structure footprint identified in Section 1516.0114, Table 1516-01C and Section 1516.0119, Table 1516-01E.

(d) Maximum Number of Stories

Each structure shall not exceed the maximum number of stories identified in Section 1516.0114, Table 1516-01C and Section 1516.0119, Table 1516-01E.

(e) All building exterior colors shall be selected from among those listed in Appendix F, or be a tint (color plus white) or shade (color plus black) of those permitted colors. All exterior building walls shall be painted a single primary color. One or more accent colors may be used to highlight building features (e.g. eaves, lintels, door and window frames, etc.). Accent colors used on Spanish or Mexican Period style buildings shall be limited to two per building.(f) Eclectic designs, forms, materials, textures and colors borrowing from different architectural periods and styles are not acceptable, unless a clear historical precedent in Old Town San Diego can be documented.**§1516.0126 Previously Conforming Uses, Buildings and Structures**

The determination and regulation of previously conforming uses, buildings and structures shall be consistent with Land Development Code, Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses) with the exception of conformance with the acceptable architectural periods of non-historical buildings and structures.

(a) Architectural Periods Conformance

(1) Non-historic structures with architectural features that are not consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125, shall be brought into conformance with one of the three architectural periods if proposed development would remove, destroy, demolish, or alter 50 percent or more of a structure's building facade, on a cumulative basis; or remove, destroy, demolish, or alter 30 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official.

(2) Remodels, additions, and alterations that include a street frontage along San Diego Avenue and that would remove, destroy, demolish, or alter 20 percent or more of a structure's exterior walls, on a cumulative basis; or remove, destroy, demolish, or alter 20 percent or more of the capacity of the lateral or vertical load resisting system of the structure, as determined by the Building Official, shall be designed to be consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.

(3) Remodels, additions, and alterations that only involve a portion of non-historic structures with architectural features that are not consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125, that are not visible from the public right-of-way shall be designed to be consistent with the architectural style of the existing building or structure.

- (4) Development within the Mason and Heritage Sub-Districts, as designated in Diagram 1516-01B, shall be exempt from the architectural periods conformance requirements.
- (5) Nothing in this Section shall be construed to supersede the City's Historical Resources Regulations (Chapter 14, Article 3, Division 2).

§1516.0403—Signs

(a)—Standards and Criteria

~~The structure, content, lettering, location, size, number, illumination, color, projection and other characteristics of all signs, public and private, in the Old San Diego Planned District shall be subject to the "Standards and Criteria." The purpose being that signs are to be clearly subordinate to the building design.~~

(b)—Sizes

(1)—Identification Signs

- (A) ~~Signs are permitted on the faces of each business establishment provided that no such sign shall project above the nearest parapet or eave of the building and signs parallel to the face of a building shall not project more than 12 inches from the building to which the signs are attached.~~
- (B) ~~One identification sign shall be permitted on the front or primary face of a business establishment. Said sign shall not exceed one square foot for each linear foot of frontage or 24 square feet, whichever is smaller, provided that said sign need not be less than 10 square feet in area.~~
- (C) ~~One identification sign on the side or rear wall of an establishment shall not exceed 16 square feet or one-half square foot for each linear foot of street or dedicated walkway frontage along those walls, whichever is smaller, provided that said sign need not be less than 8 square feet in area.~~
- (D) ~~One perpendicular (30 degrees or greater) projecting and/or hanging trade identification sign not to exceed 6 square feet per side shall be permitted on the front or primary face of each establishment provided however that the sign face is, either designed as a graphic representation of the goods or services provided at the particular establishment, e.g. a boot to advertise a shoe repair shop, or designed to include a graphic presentation on the sign.~~
- (E) ~~No free standing or roof top identifications signs shall be permitted with the following exceptions:~~

- (i) ~~For establishments located within arcade, court, office building or similar structure not fronting on the public right-of-way, a single free standing sign at the entrance to said court or arcade to identify the establishments within.~~
- (ii) ~~Maximum height of such signs shall not exceed 4 feet above average adjacent natural grade.~~
- (iii) ~~Maximum size for identification of each individual establishment shall not exceed 2.0 square feet for office and 3 square feet for retail.~~

~~In lieu of a primary identification sign, 1 freestanding or hanging perpendicular sign, not to exceed 6 feet in height, with a total surface area on both sides not exceeding one half the area of the permitted primary identification sign, shall be permitted. Only 1 such sign shall be permitted per establishment.~~

~~(2) Directional Signs~~

- (A) ~~Directional signs are permitted on the faces of buildings or structures provided that such signs shall not be placed higher than 8 feet above the immediately adjacent natural ground level or above the eave line whichever is the lesser.~~
- (B) ~~Directional signs are permitted to locate on a separate freestanding ground structure provided that the structure and/or sign affixed to same does not exceed 6 feet in height above natural grade.~~
- (C) ~~Maximum size for any directional sign shall be that which is necessary to convey the necessary information, not to exceed a maximum of 4 square feet.~~
- (D) ~~Total number of signs to be used for this purpose shall not exceed 4 per establishment.~~
- (E) ~~Residence and establishment name signs, occupant's name plates and address numbers are those signs which, by their nature and working, or lettering identify and locate either the house, establishment, or its occupant, or both. Such signs may include pictorial and decorative designs as well as words and numbers, and may be in any shape or form, but shall not exceed 2 square feet in area.~~

~~(3) Historical Signs~~

~~All request for signs not conforming to these regulations, shall be accompanied by documentary evidence that signs of such size and advertising such business were in use prior to 1871. Signs must conform~~

~~in size, shape and design, material, coloring, lighting and location to the pre 1871 period. Documentary evidence must be approved by the City of San Diego Historical Resources Board.~~

~~(4) Sign Program~~

~~On those properties which have street frontage exceeding 150 linear feet, a comprehensive sign program shall be submitted by the property owner in accordance with Land Development Code Chapter 11, Article 2, (Required Steps in Processing). Comprehensive Sign programs may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three, after receiving comments and recommendations from the Board. The Hearing Officer's decision may be appealed in accordance with Land Development Code Section 112.0506. Size, design and location shall be considered to assure compatibility with the size and location of the development structures and establishments. In no case shall any one establishment be denied an identification sign of the minimum sizes identified in Section 1516.0403(b), however, larger signs may be permitted if they are in accord with the purpose and intent of this District and the "Standards and Criteria."~~

~~(c) Previously Conforming Signs~~

~~By January 1, 1989, all signs in the Old Town San Diego Planned District which do not conform to said approved regulations, standards and criteria shall be altered to comply or shall be removed. This provision shall also apply to any changes or additions to the sign regulations of the District.~~

~~(d) Extension of Time~~

~~The owner of any sign may apply to the Director for an extension of time in accordance with Land Development Code Chapter 12, Article 9, Division 8 (Sign Permit Procedures).~~

~~(“Signs” added 3-27-2007 by O 19586 N.S.; effective 4-26-2007.)~~

§1516.0127 Site and Building Design

Site design encompasses the building orientation in relation to the site, sidewalks, and public right-of-way. Appendix B provides a visual reference and descriptions of Old Town San Diego site design features. All development shall conform to the site design requirements in this section.

(a) Pedestrian-Oriented Building Design

- (1) Structures shall be oriented toward the public right-of-way.
- (2) The street walls of buildings within the OTCC-1-1, OTCC-2-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, OTCC-3-2, OTMCR-1-2, and OTMCR-1-3 zones that are oriented to the street corridors specified in this section shall incorporate design

features to promote active pedestrian activity, such as prominent and visible entrances; high-quality building materials that convey historical authenticity (e.g. brick; wood door frames; wood window frames; exposed wood lintels at window and door heads; wood window shutters; exposed wooden posts, beams, purlins, rafters, rafter tails, etc.); decorative building elements that convey historical authenticity (e.g. exterior stairs with stepped low wall; brackets supporting architectural elements; cornice molding; cornice molding supported on brackets; rafter tails; window grills; architectural period-appropriate railings; wood fences; adobe-style walls); porches, arcades, or other building projections that highlight pedestrian entrances; publicly accessible pedestrian spaces, such as sidewalk cafes or plazas. The street corridors where this requirement shall apply are:

- (A) San Diego Avenue between Twiggs Street and Ampudia Street.
 - (B) Congress Street between the Old Town San Diego Transit Center and Ampudia Street.
 - (C) Twiggs Street between Congress Street and Juan Street.
 - (D) Harney Street between Congress Street and Juan Street.
 - (E) Taylor Street between Juan Street and Presidio Drive.
 - (F) Juan Street between Taylor Street and Wallace Street.
 - (G) Old Town Avenue between Moore Street and San Diego Avenue.
 - (H) Rosecrans Street between Interstate 5 and Pacific Highway.
- (3) Development shall reduce the perceived scale of buildings by utilizing building modulation, façade articulation, offsetting planes, “altito” roof effect, overhangs, porticos, or porches.
- (b) Transparency
- (1) For residential developments, a minimum of 20 percent of street wall area shall be transparent, with clear glass visible into a residential use. Windows or other transparent materials that provide visibility into a garage or similar area do not count toward the required transparency.
 - (2) For commercial and mixed-use developments, a minimum of 40 percent of street wall area 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.

(c) Common Open Space

- (1) Each development within all zones except for OTRS and OTOP shall provide a common open space either at grade, podium, or roof level. This requirement can be satisfied by the incorporation of one or more of the following:
 - (A) Courtyards
 - (B) Plazas
 - (C) Patios
 - (D) Paseos
 - (E) Porches
- (2) Common open space areas shall follow the design style that is consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (3) Development shall provide common open space areas as a percentage of the lot area in accordance with Table 1516 – 01G.

Table 1516-01G**Common Open Space**

<u>Lot Size</u>	<u>Common Open Space (Percent of Lot Area)</u>	<u>Plaza or Courtyard Requirement (Percent of Common Open Space) ⁽¹⁾</u>
<u>Less than 5,000</u>	<u>N/A</u>	<u>N/A</u>
<u>5,001 to 7,500</u>	<u>5</u>	<u>N/A</u>
<u>7,501 to 10,000</u>	<u>10</u>	<u>50</u>
<u>10,001 to 30,000</u>	<u>15</u>	<u>50</u>
<u>>30,000</u>	<u>20</u>	<u>50</u>

¹ Plaza or courtyard requirement is only applicable to commercial zones. Fifty percent of the common open space requirement shall be provided by a plaza or courtyard (see Section 1516.0127 (c)(5)). Not applicable for lots with street frontages less than 75 feet.

- (4) All common open space areas shall meet the following:
 - (A) The minimum width of the common open space shall be 6 feet.

- (B) Contain a combination of hardscape and landscape features.
- (C) All common open space must be accessible to all users of the development through a common corridor.
- (D) No enclosed buildings are permitted in the common open space area.
- (5) Commercial development projects shall incorporate a plaza or courtyard as part of the required common open space as specified in Table 1516-01G. Courtyards or plazas shall be accessible to the public from the street during business hours.
- (6) Paving materials in common open spaces shall meet accessibility requirements and be consistent with or simulate those used in the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (d) Pedestrian Paths and Walkways
 - (1) Each residential entrance and each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide.
 - (2) The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping.
 - (3) Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles.
 - (4) Building entrances located at the front or street side property line, where the building setback is zero, qualify as a required pedestrian path.
 - (5) Paving materials in paths and walkways shall meet accessibility requirements and be consistent with or simulate those used in the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (e) Fences and Walls
 - (1) Fences and walls shall be compatible with the design style of the existing or proposed development on the premises.
 - (2) Walls shall be made of brick or contemporary building materials simulating adobe, and fences shall be made of wood or wrought iron (or contemporary building materials simulating wood or wrought iron).
 - (3) Fences and walls shall have a maximum height of 4 feet on:
 - (A) San Diego Avenue between Twiggs Street and Ampudia Street.
 - (B) Congress Street between the Taylor Street and Ampudia Street.

- (C) Twiggs Street between Congress Street and Juan Street.
 - (D) Harney Street between Congress Street and Juan Street.
 - (E) Taylor Street between Congress Street and Presidio Drive.
 - (F) Juan Street between Taylor Street and Wallace Street.
 - (G) Old Town Avenue between Moore Street and San Diego Avenue.
- (f) Mechanical Equipment, Utilities, and Storage
- (1) All mechanical equipment (cooling or heating units, utility meters, transformers, communications equipment, and building service areas) shall be screened from the public right-of-way to the maximum extent feasible. Screening shall be consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
 - (2) Satellite antennas shall be screened from view. All screening shall be consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
 - (3) Storage of merchandise, material or equipment shall be permitted only as an accessory use in accordance to 131.0125 and shall be completely enclosed within a structure that is architecturally integrated with the primary buildings so as not to be visible from the public right-of-way. Enclosures will be consistent with the architectural period (as described in section 1516.0125) of the existing or proposed development on the premises.
- (g) Building and Site Lighting
- (1) Building and site lighting shall be French Quarter lantern, millhouse, or gooseneck style, as illustrated in Appendix B. Building and site lighting shall be installed along street frontages and pedestrian paths, and shall have a maximum height of 12 feet.

§1516.0128 Streetscape/Encroachment Permits

~~No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used unless the lot or premises and buildings shall comply with the following requirements and special regulations pertaining to the development and use of the abutting public right of way. All development within the public right of way shall be consistent with the "Standards and Criteria."~~

~~The following Streetscape and Encroachment Permit Standards shall be the basis for project review by the City Manager. Final approval for encroachment permits shall be by the City~~

~~Engineer based on the City Manager finding of consistency with this Planned District.~~

All development shall conform to the following requirements.

- (a) Streetscape improvements shall be consistent with Old Town San Diego's pre-1872 character and shall support the community's pedestrian-orientation. Appendix C provides a visual reference and examples of appropriate streetscape elements.

~~(a)~~(b) Driveways and Curb Cuts

- ~~(1) Access requirements shall be consistent with Section 1516.0402(d) (Access).~~

- (1) Driveways shall be perpendicular to the street and shall not exceed a width of 14 feet for projects with less than six residential units or 20 feet for all other projects, to be measured at the property line. There shall be no less than 75 feet of lot frontage, measured at the property line, between driveways serving the same premises.
- (2) Existing driveways and curb cuts may be maintained except that such driveways shall be limited to one per lot. The other driveways shall be removed and the sidewalk and curbs reconstructed to match the adjacent sidewalk and curb areas.
- (3) Driveway entrances across the sidewalk shall continue the paving pattern utilized in the adjacent sidewalk areas.
- (4) No building encroachments into the public right-of-way shall be permitted including underground parking garages.

~~(b)~~(c) Sidewalks

- ~~(1) Minimum Width~~

~~All existing and new sidewalks shall maintain or expand their present width and shall also maintain standard sidewalk elevation in relation to curb for the entire distance between the curb and property line. Specific information on alternative sidewalk widths are indicated in the "Standards and Criteria."~~

- (1) All existing and new sidewalks shall maintain or expand their present width.
- (2) All new or replaced sidewalks shall meet the following requirements:
 - (A) The minimum sidewalk width along San Diego Avenue shall be 8 feet.
 - (B) The minimum sidewalk width along all streets, except San Diego Avenue, shall be 6 feet.

(3) The minimum clear path of travel along all sidewalks shall be 4 feet wide. A clear path, free of all obstructions to the flow of pedestrian traffic, shall be provided in the public right-of-way and shall be maintained at all times. Obstructions include traffic signals or signs, light standards, parking meters, phone booths, newspaper stands, bus stops, trash receptacles, benches, trees, and similar objects.

~~(3) Surface Treatment~~

~~(A) All sidewalks improvements shall be done in Sombrero Buff colored concrete, clay, tile, or brick.~~

~~(B) Parking materials shall provide an even slip resistant surface at least equal to the city standard broom sweep sidewalk. All grout shall be placed flush with the top of the pavers.~~

~~(C) Pavement patterns at indicated areas shall be consistent with the guidelines included in the "Standards and Criteria~~

(4) Sombrero Buff-colored concrete with a broom finish shall be utilized for sidewalks, curbs and gutters.

(5) Sidewalk shall be scored with a rectangular scoring pattern.

~~(c) Street Furniture~~

~~Light standards, benches, and awnings and canopies shall be consistent with the "Standards and Criteria."~~

~~(d) Maintenance and Repairs~~

~~(1) All encroachment permits shall require adequate maintenance consistent with City Engineer standards. Except for those improvements which are the responsibility of public utilities, private improvements to the public right of way shall be maintained privately until an alternative maintenance program is available.~~

~~(2) All public improvement utility and repairs and maintenance, undertaken in a sidewalk area shall match existing material and color standards.~~

~~(d) Street Lighting~~

(1) Pedestrian-scale lighting (French Quarter lantern style) shall be required every 75 to 95 feet on Congress Street, San Diego Avenue, and Taylor Street, as illustrated in Appendix C.

(2) Pedestrian-scale lighting shall be required on every diagonal corner of an intersection.

(e) In-lieu Fees

~~An in-lieu fee program for sidewalk improvement may be incorporated into this Planned District Ordinance at a future date. The incorporation of this program will be subject to future approval by City Council of an implementation and funding program for streetscape.~~

~~(“Streetscape/Encroachment Permits” added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

(e) Street Furniture

(1) Street furniture must support the scale and design context of Old Town San Diego’s pre-1872 character and allow for a clear pedestrian path of travel.

(A) Planters and pots shall be made of cast stone, glazed or unglazed clay, wood or masonry.

(B) Benches shall be made of wrought iron, wood, or a combination of these materials.

(C) Newspaper/magazine corrals shall be made of wrought iron or wood.

(D) Trash receptacles shall resemble wood barrels.

§1516.0405 — Special Regulations(a) — Outdoor Storage

~~Storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises and shall be completely enclosed with an approved building that consists of walls and a roof. No outdoor storage shall be permitted unless otherwise specified in this Planned District Ordinance.~~

(b) — Mechanical Equipment

~~All mechanical equipment such as air conditioning or heating units and meters shall be completely enclosed within a structure so as not to be visible. All manner of enclosure shall be consistent with the design standards as set forth in the "Standards and Criteria."~~

(c) — Antennas

~~Only one exterior receiving antenna per building will be permitted. Any satellite antenna as described in Land Development Code Section 141.0405 shall be screened from view and shall be reviewed by the Board and approved by the~~

~~Director. All manners of screening shall be consistent with the design standards as set forth in the "Standards and Criteria."~~

~~(d) — Lighting~~

~~All outdoor lighting shall be screened and directed so as not to fall on adjacent properties. All forms of lighting standards shall be consistent with the architectural styles specified in the "Standards and Criteria."~~

~~("Special Regulations" added 3-27-2007 by O-19586 N.S.; effective 4-26-2007.)~~

§1516.0129 Landscaping

- (a) Landscaping and street trees shall incorporate elements typical of early California natural landscapes and pre-1872 Spanish, Mexican, and early American gardens as specified in Appendix D.
- (b) Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations) shall apply with the following exceptions:
 - (1) The plant materials for development shall utilize the species included in the Appendix D Tables 1, 2, and 3. The use of native drought-tolerant species from the planting palettes is preferred.
 - (2) Existing street trees shall be preserved, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury. New street trees shall incorporate corridor-specific street tree species as specified in Appendix D Table 4.
 - (3) The removal of any tree over 50 feet tall or over 50 years old requires prior approval from the Development Services Director, unless the tree poses a potential danger to persons or property due to age, disease, storm, fire, or other injury.

§1516.0130 Parking

- (a) Off-street parking spaces and facilities shall be provided before the use requiring such parking spaces and facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists. Parking shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).
- (b) Parking Requirement Exemptions
 - (1) San Diego Avenue. Property that has frontage on San Diego Avenue and does not have secondary street access shall not be required to provide parking on-site.

- (2) Small Lots. Lots of 6,250 square feet or less in Old Town San Diego commercial zones shall be exempt from all parking requirements.
- (c) Parking Orientation
 - (1) Surface parking shall be located behind buildings or at the interior of the block, except when such an orientation is impracticable due to unique topography or physical constraints.
 - (2) Underground (below grade) parking and partially below grade parking is permitted within any of the sub-districts, and is exempt from the FAR calculation.
 - (3) Above grade parking structures are only permitted within the Taylor District, and are exempt from the FAR calculation. Above grade parking structures must be enclosed in all sides by facades that are consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.
- (d) Access

All required parking facilities shall have convenient access to a public street or alley. Access requirements shall be consistent with Section 1516.0128(b).

§1516.0131 Accessory Buildings for Old Town San Diego Residential Zones

- (a) Accessory buildings shall be designed to be consistent with one of the three acceptable architectural periods, as defined in Section 1516.0125.
- (b) Multiple accessory buildings are permitted on the premises. However, the square footage of all non-habitable accessory buildings excluding garages cannot exceed 25 percent of the allowable gross floor area of the premises.
- (c) Non-habitable accessory buildings or garages shall not be used for living or sleeping purposes. A non-habitable accessory building or garage may have electrical, gas, water, and sewer connections for the following purposes:
 - (1) Lighting, washing machines, dryers, laundry tubs, and hot water heater;
 - (2) A one-half bathroom, limited to a water closet and a lavatory sink; and
 - (3) A shower, provided the property owner signs an agreement recorded with the County Recorder and processed through the Development Services Director stating that the building will not be used for living or sleeping purposes.

- (d) Non-habitable accessory buildings or garages may encroach into required side or rear yard if all the following apply:
 - (1) The lot size shall not exceed 10,000 square feet;
 - (2) The accessory building or garage shall not share a common wall with the primary dwelling unit, but may be attached via a non-structural design element. Any development attached to the accessory building or garage above one story shall comply with the setback;
 - (3) The accessory building or garage shall not exceed a maximum length of 30 feet within any given setback; and
 - (4) The encroaching accessory building or garage shall not exceed 525 square feet in gross floor area.
- (e) Habitable accessory buildings may be permitted as follows:
 - (1) As an accessory building to a single dwelling unit in accordance with Sections 141.0302 or 141.0307; or
 - (2) As an accessory building to a multiple dwelling unit development to provide common area facilities for the property owners, tenants, and their guests in accordance with the underlying base zone.

§1516.0132 Lot Coverage for Sloping Lots

The maximum permitted lot coverage is 50 percent on any premises where more than 50 percent of the premises contains steep hillsides.

§1516.0133 Building Spacing

A minimum separation of 6 feet is required between exterior building walls when separate buildings are proposed for any one development. An additional separation of 3 feet is required when both buildings are greater than one-story.

§1516.0134 Ground-Floor Height

Ground-floor height requirement applies 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 sidewalks, in increments of no more than 100 feet along a development frontage, to the finished elevation of the second floor.

§1516.0135 Mixed-Use Requirement

Residential development within commercial zones indicated in Table 1516-01E is permitted only when a commercial structure exists on the premises or is a part of the proposed development.

§1516.0136 Floor Area Ratio Bonus for Mixed Use

A floor area ratio bonus is provided in OTCC-2-1 and OTCC-2-2 for residential uses that are developed as a part of a mixed-use development. The minimum required residential floor area ratio is shown in Table 1516-01E 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.

§1516.0137 Active Ground Floor Use Requirement

Within commercial zones where indicated in Table 1516-01E, uses that are accessible to the general public and that generate a high level of pedestrian activity are required on the ground floor as follows:

- (a) Within the OTCC-2-1 zone, uses in the following use categories/subcategories are required in the front 30 percent of the lot: Retail Sales; Eating & Drinking Establishments; Financial Institutions; Interpretive Centers; and Museums.
- (b) Within the OTCC-1-1, OTCC-2-2, OTCC-2-3, OTCC-3-1, and OTCC-3-2 zones, uses in the following use categories/subcategories are required in the front 30 feet of the lot: Retail Sales; Commercial Services; Offices; Educational Facilities; Interpretive Centers; and Museums.
- (c) Within the OTMCR-1-2 zone, this requirement shall apply to lots with a frontage on Congress Street. Uses in the following use categories/subcategories are required within 30 feet of the lot's property line along Congress Street: Retail Sales; Commercial Services; Offices; Educational Facilities; Interpretive Centers; and Museums.

§1516.0138 Sign Requirements

- (a) Purpose and Intent

It is the intent and purpose of the sign requirements of this Division (Old Town San Diego Sign Requirements) to establish a coherent, unifying design theme reflective of Old Town San Diego's pre-1872 historical character and to limit visual clutter by regulating the type, location, size, design, and operation of signs. Signs located on buildings or freestanding structures and visible from the public right-of-way shall complement existing community signs and shall be architecturally compatible with the individual building or site.

(b) Applicability and Boundaries

The Old Town San Diego Sign Requirements apply to all property within the boundaries of the Old Town San Diego Community Plan, except Presidio Regional Park and Old Town San Diego State Historic Park.

(c) Provisions

In addition to the Old Town San Diego Sign Requirements, the following sign regulations from Land Development Code Chapter 14, Article 2, Division 12 apply:

- (1) Locational Regulations, Sections 142.1210(b)(1) through 142.1210(b)(3).
- (2) Signs on Public Property and in Public Right-of-Way, Section 142.1210(b)(5).
- (3) Sign Maintenance Regulations, Section 142.1210(d).

(d) Permit Application Requirements

- (1) All proposed signs, except Temporary Signs and Business Operational Signs, within the Old Town San Diego Planned District shall obtain an Old Town San Diego Planned District Sign Permit (Process Two).
- (2) In addition to the application requirements of the Land Development Code Chapter 11, Article 2, Division 1, any plans required as part of the sign permit application shall submit the following:
 - (A) Street front elevational drawing or photo-simulation at 1/4" or 1/8"= 1'-0" scale, showing the sign in its context, and showing all dimensions.
 - (B) For projecting signs, include dimensioned side views at 1/4" or 1/8"= 1'-0" scale.
 - (C) Detail drawings of the sign to adequately describe its construction and method of attachment to the building.
 - (D) Color and material information, either shown on the drawings specified above or on a color board keyed to the drawings.
 - (E) Color photomontage "mock-up" (minimum 8-1/2" x 11" sheet) showing proposed sign in context with the building.

(e) Types of Permitted Signs

The types of signs permitted are: Primary Identification Signs, Secondary Identification Signs, Historical Identification Signs, Business Operational Signs, Directional Signs, Wayfinding Signs, Community Entry Signs and Neighborhood

Identification Signs, Temporary Signs, and Miscellaneous Signs. Officially adopted and recognized national, state and local flags, flags of international organizations, official military flags and historically significant flags are exempt from the sign regulations.

(f) Maximum Size, Number, and Placement Requirements for Permitted Signs

For permitted signs, the maximum sign size, maximum number of signs allowed, and sign placement shall adhere to the requirements in Table 1516-01H.

(g) General Sign Placement Requirements

Sign placement shall not obstruct or adversely affect the architectural or historical features of their respective buildings or sites.

- (1) Signs affixed to a façade of a building shall not project above the nearest parapet or eave of the building.
- (2) Signs affixed parallel to a façade of a building shall not project more than twelve inches from the façade of the building.
- (3) Signs affixed to a building shall not project into the public right-of-way.
- (4) Signs may be located underneath covered walkways or verandas, if they are affixed to the framework of the walkway or veranda and remain out of the public right of way and are affixed in a way that does not allow movement by any type of wind action.

Table 1516-01H**Permitted Sign Maximum Size, Maximum Number, and Placement Requirements**

<u>Sign Type</u>	<u>Maximum Size</u>	<u>Maximum Number Allowed⁽¹⁾</u>	<u>Placement</u>
<u>Primary Identification Sign</u>	<u>16 square feet</u>	<u>1</u>	<u>Front or primary face of a building.</u>
<u>Secondary Identification Sign</u>	<u>12 square feet</u>	<u>3</u>	<u>Side or rear wall of establishment.</u>
<u>Historical Identification Sign</u>	<u>Proposed sign size must be supported with documentation of Identification Sign of same size that existed prior to 1872</u>	<u>2</u>	<u>Proposed sign placement must be supported with documentation of Identification Sign of same placement that existed prior to 1872.</u>
<u>Hanging Projecting Sign</u>	<u>6 square feet</u>	<u>1</u>	<u>Front or primary face of a building.</u>
<u>Freestanding Identification Sign</u>	<u>1 1/2 square feet for each individual business, up to a total of 12 square feet of sign area</u>	<u>1</u> <u>(Limited to buildings that house more than one business)</u>	<u>No higher than 5 feet above the average adjacent grade and securely attached to ground. Individual signs on the Freestanding Identification Sign must be securely attached to the sign's framework.</u>
<u>Business Operational Sign</u>	<u>1 square foot</u>	<u>4</u>	<u>Within building against exterior window or on door.</u>
<u>Directional Sign</u>	<u>6 square feet</u>	<u>2 per building;</u> <u>1 per business</u>	<u>On the façade of a building; no more than 8 feet above adjacent grade.</u>
<u>Wayfinding Sign</u>	<u>12 square feet</u>	<u>2 per parcel</u>	<u>Shall not obstruct public right-of-way; not to exceed 10 feet in height when located on a separate freestanding ground structure; no greater than 8 feet above the finished grade when located on buildings or structures. May be permitted in public right-of-way with appropriate City permits.</u>

<u>Sidewalk Directional Sign</u>	<u>6 square feet</u>	<u>1</u>	<u>Permitted along the primary frontage of a building where the primary facade of the building is set back 2 feet or more from the property line. May not be placed in the public right-of-way.</u>
<u>Community Entry Sign</u>	<u>See §141.1101</u>	<u>See §141.1101</u>	<u>See §141.1101</u>
<u>Neighborhood Identification Sign</u>	<u>See §141.1102</u>	<u>See §141.1102</u>	<u>See §141.1102</u>
<u>Temporary Sign</u>	<u>4 square feet; larger signs are subject to review by the Old Town San Diego Community Planning Group as condition of approval. Approval shall be determined based on consistency with Section 1516.0138(a).</u>	<u>4</u>	<u>May be permitted in public right-of-way with appropriate City permits.</u>
<u>Miscellaneous Signs</u>	<u>24 square feet</u>	<u>1 per facade</u>	<u>Not in public right-of-way.</u>

Footnotes to Table 1516-01H

¹ Number allowed per building, unless otherwise noted.

(h) Sign Design Requirements

Sign design shall be consistent with architectural style of the respective buildings or sites where they are placed.

(1) Permitted Sign Shapes. The following basic sign shapes are permitted. Illustrations of the permitted sign shapes are provided in Appendix E.

(A) Rectangular sign shapes:

- (i) Horizontal rectangular sign shapes which follow a ratio of 4 feet long to 1 foot high where, as the sign increases in length, the height remains the same (i.e., 6:1, 8:1, 10:1, and 12:1). Ornate left and right edge designs may be incorporated into horizontal rectangular sign shapes.

- (ii) Horizontal rectangular sign shapes with an integrated upper cap or arch, which follow a ratio of 4 feet long to 1 foot high where, as the sign increases in length, the height remains the same (i.e., 6:1, 8:1, 10:1, and 12:1).
- (iii) Horizontal rectangular sign shapes which follow a ratio of 2 feet long to 1 foot high where, as the sign increases in length, the height changes proportionally, (i.e., 2:1, 4:2).
- (iv) Vertical rectangular sign shapes which follow a ratio of 2 feet tall to 1 foot wide where, as the sign increases in height, the width remains the same (i.e., 3:1, 4:1, and 5:1). Ornate top and/or bottom edge designs may be incorporated into vertical rectangular sign shapes.
- (B) Tombstone sign shapes, which are vertical and generally rectangular in shape with an arched top.
- (C) Square sign shapes, for Hanging Projecting Signs only.
- (D) Arched or curved sign shapes, which shall be used only above or within an arched architectural feature.
- (E) Shield sign shapes, for signs less than 6 square feet in size only.
- (F) Oval signs shapes, for signs less than 6 square feet in size only.
- (G) Representative shapes (e.g. two-dimensional cutouts in the shape or symbol of a good or service offered on the premises, or an arrow for a Directional Sign or Wayfinding Sign).

(i) Permitted Sign Formats, Materials, and Supporting Structures

The following formats and materials for the body of a sign and its supporting structure are permitted.

(1) Sign Body

- (A) Re-sawn timber or rough-sawn timber planks or panel, or a material with the appearance of timber planks or panel, with painted background and lettering and:

- (i) With smooth wood or wood-appearance molding frame. Frame should be mitered with a forty-five (45) degree angle or ninety (90) degree angle; or
 - (ii) Without molding frame.
- (B) Signs directly painted on building façades or windows.
- (C) Flat vinyl or painted metal panel that simulates the appearance of a timber panel (for Wayfinding Signs and Neighborhood Identification Signs only).
- (D) Wrought iron, or material with the appearance of wrought iron (for Community Entry Signs only).
- (E) Cardboard, paper, canvas, sailcloth, or material of similar appearance (for Temporary Signs only).
- (2) Sign Mounting Formats and Supporting Structure Materials
 - (A) Connected directly to a building or canopy structure or indirectly by metal straps connected to a building or canopy structure.
 - (iii) All metal wire cables, supports, braces, and bolts used to secure the sign to a building or canopy structure shall be made from galvanized steel. Metal straps and braces shall be at least one-eighth of an inch thick.
 - (iv) Signs that are attached indirectly to a building or canopy structure with metal straps shall be affixed in a manner that prevents movement by wind or passerby.
 - (B) Suspension from a wrought-iron support (for Hanging Projecting Signs, Directional Signs, and Wayfinding Signs only).
 - (C) Suspension from or mounting on a wood sign post (for Freestanding Identification Signs and Directional Signs only).
 - (D) Mounting on a wood frame (for Sidewalk Directional Signs only).
 - (E) Mounting on a frame made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures common pre-1872 (for Sidewalk Directional Signs only).
 - (F) Mounting on a sign post made of painted cast-iron, painted cast-metal, or other painted metal that simulates the appearance of cast-metal fixtures common pre-1872 (for Wayfinding Signs and Neighborhood Identification Signs only).

- (G) Mounting on a masonry column with stucco finish (for Wayfinding Signs and Community Entry Signs only).

(j) Non-Permitted Sign Formats, Materials, and Supporting Structures

The following formats and materials for the body of a sign and its supporting structure are not permitted.

- (1) Contemporary finish materials, including those made of plastics, porcelain enamel, or exposed (unpainted) aluminum, stainless steel, vinyl, PVC piping, or sheet metal.
- (2) Reflecting or retroreflecting surfaces (with exceptions for automobile-oriented Wayfinding Signs and traffic signs).

(k) Colors for Sign Backgrounds, Lettering, and Details.

- (1) Sign colors shall be consistent with those used in the pre-1872 period as reflected in Appendix F.

- (A) Only those background, lettering, and detail colors listed in Table 1516-01J are permitted.

- (B) Only those background and lettering color combinations listed in Table 1516-01K are permitted.

- (C) Tints and shades of colors listed in Table 1516-01K are also permitted in the specified color combinations.

- (i) A tint is created by adding white to a permitted color. For example: red plus white makes pink, carnation, or salmon, depending on how much white is added.

- (ii) A shade is created by adding black to a permitted color. For example, red plus black makes dark red.

- (D) Colored lettering shall be separated from colored backgrounds by means of gold, black, or white outline at the perimeter of the letters. Signs using white or black backgrounds do not require letter outlines.

- (E) Fluorescent paint, reflective paint, or luminous paint are prohibited.

(l) Permitted Sign Lettering Typefaces, Lettering Design, and Symbols

- (1) Lettering and symbols shall cover the majority of a sign's surface area.

- (2) With the exception of Hanging Projecting Signs, lettering shall constitute the primary content of the sign based on a sign's surface area.
- (3) Typefaces shall be from the Roman, sans serif, and block letter families. Illustrations of the permitted sign typeface families can be found in in Appendix E.
- (4) Each successive line of text shall use a different typeface. To satisfy the requirement to have a different typeface per line of text, typeface appearance changes can be incorporated by using one or more of the following methods:
 - (i) Adding serifs to plain block styles, increasing letter weight, italicizing, using three-dimensional effects, and by using lower case type styles.
 - (ii) Varied scale of words between lines.
 - (iii) Change in words direction and alignment such as rotation, arching, curving, or "S" curving.
 - (iv) Utilization of letter blocking to create the appearance that the text on a sign is three-dimensional.
 - (v) Letter blocking is a method of depicting flat letters on a painted sign that creates the appearance of depth. Letter blocking shall be limited to a single line of text and shall be developed in only one direction of the line of type.
 - (vi) Utilization of letter shadow as a component of letter blocking. Letter shadow is the use of painted shadows that simulate the shadows that would be cast by three dimensional letters.
- (5) Graphical designs may be used as embellishment to complement sign lettering and fill empty space around lettering where needed, but graphics that unnecessarily draw attention to the sign are not be permitted. Symbols and graphical designs shall constitute secondary content, except for Hanging Projecting Signs. The area covered by symbols and graphical designs shall not exceed 30 percent of a sign's surface area.
 - (i) Symbols used on signs shall be limited to common symbols used on signs prior to 1872 (see Table 1516-01I). Additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.
 - (ii) Business or corporate logos are permitted on signs, provided that they are designed to utilize the Permitted Sign Colors in Table 1516-01J.

- (iii) Use of two-dimensional cutouts of wood or a material with the appearance of wood as features on signs is permitted but shall be limited to common symbols used on signs prior to 1872 (see Table 1516-01I). Additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.
- (iv) Pin striping or curvilinear accent lines may be used to fill empty space on a sign.
- (m) Permitted Sign Illumination
 - (1) Sign lighting shall be indirect, using a light source separate from the sign.
 - (2) The primary source of lighting for a sign shall be a period-appropriate lighting fixture or gooseneck light fixture.
 - (i) Period-appropriate lighting fixtures are French Quarter lanterns (building-mounted or post-mounted, and gas-lit or electric bulb-lit), millhouse lamps, and gooseneck lamps. Illustrations of French Quarter lanterns, millhouse lamps, and gooseneck lamps can be found Appendix E.
 - (ii) Modern lighting components shall not be visible, including bulbs in fixtures other than period-appropriate lighting fixtures and electrical wiring.
 - (3) The primary sign lighting may be supplemented with secondary modern lighting that is hidden from view; for example, by placing the lighting source underneath the eaves of a building.
- (n) Non-Permitted Sign Illumination
 - (1) Sign that incorporate internal illumination of any type, including light emitting diodes (LED), fluorescent tubing, and neon.
 - (2) Use of fluctuating external illumination, including light that flashes, blinks, or changes hue, color, or intensity.

§1516.0139 Specific Sign Design Requirements by Sign Type

Additional design and material requirements apply to the following sign types:

- (a) Identification Signs
 - (1) Signs shall not identify goods or services not available on the premises upon which the sign is placed.

- (2) Awnings printed with identification text or images are permitted, provided the text and images are consistent with a pre-1872 historical character. Refer to Table 1516-01I for permitted non-text symbols.

(b) Business Operational Signs

Standard copyrighted or trademarked logos (e.g. types of credit cards accepted, availability of ATMs, etc.) on Business Operational Signs shall be redesigned with the colors and typefaces permitted in these sign regulations in order to resemble historical signs from pre-1872.

(c) Directional Signs

- (1) Directional signs shall not contain advertising content, including brands, logos or symbols unless commonly used prior to 1872. Refer to Table 1516-01I for permitted non-text symbols. However, when incorporated into directional signs, building identification nameplates, occupants' nameplates, and address numbers may incorporate pictorial and decorative designs.
- (2) Directional signs shall be in the representative shape of an arrow or incorporate a hand symbol in the sign.
- (3) Sidewalk Directional Signs are permitted as specified in Section 1516.0138(e) and Table 1516-01H shall be subject to the Sign Design Requirements in Section 1516.0138(h). Sidewalk Directional Signs made from plastic are not permitted.

(d) Wayfinding Signs

- (1) Wayfinding Signs shall not contain advertising content, including brands, logos or symbols, unless they were in common use prior to 1872, as specified in Table 1516-04B for permitted non-text symbols.
- (2) Wayfinding signs shall be in the representative shape of an arrow or incorporate a hand symbol in the sign.

(e) Temporary Signs

Temporary Signs shall be subject to the Sign Design Requirements in Section 1516.0138(h), shall be posted no earlier than three weeks prior to the advertised event, and shall be removed no later than one week after the event.

Table 1516-01I
Permitted Non-Text Symbols for Use on Signs⁽¹⁾

<u>Business Type</u>	<u>Symbol</u>
<u>Auction House</u>	<u>Elephant</u>
<u>Barbershop</u>	<u>Barber Pole</u>
<u>Book and Stationery Store</u>	<u>Book</u>
<u>Boot/Shoe Dealer</u>	<u>Men's Boot</u>
<u>Broom Maker/Dealer</u>	<u>Broom and Brushes</u>
<u>Carpet Dealer</u>	<u>Rugs</u>
<u>China Dealer</u>	<u>Pitcher</u>
<u>Cigar Dealer</u>	<u>Wooden Indian</u>
<u>Cooper</u>	<u>Barrel</u>
<u>Dry Goods</u>	<u>Blankets</u>
<u>Fire Department</u>	<u>Fire Fighting Equipment</u>
<u>Fresh Produce</u>	<u>Fruit and Vegetables</u>
<u>Furniture</u>	<u>Furniture</u>
<u>Gunsmith</u>	<u>Rifle</u>
<u>Haberdasher</u>	<u>Top Hat</u>
<u>Hardware Dealer</u>	<u>Agriculture Implements/Hardware</u>
<u>Hospitality Related Businesses</u>	<u>Deer or Elks Horns</u>
<u>Leather Goods</u>	<u>Glove</u>
<u>Meat Store</u>	<u>Steer</u>
<u>Newspaper/Post Office</u>	<u>Writing Desk</u>
<u>Optician/Optomtrist</u>	<u>Eye Glasses</u>
<u>Perfume/Lamp Oil</u>	<u>Whale or Pig</u>
<u>Pharmacist</u>	<u>Mortar with Pestle</u>
<u>Photographer</u>	<u>Camera</u>
<u>Saloon</u>	<u>Pitcher or Elephant</u>
<u>Sewing Machines</u>	<u>Sewing Machine</u>
<u>Stable</u>	<u>Horse</u>
<u>Stage Office</u>	<u>Stage Coach</u>
<u>Star Themed Businesses</u>	<u>Five-Pointed Star</u>
<u>Stone Cutter</u>	<u>Stone Monuments</u>
<u>Tack and Harness Shop</u>	<u>Saddle</u>
<u>Tailor</u>	<u>Men's Coat or Shirt</u>
<u>Tinsmith</u>	<u>Tinware</u>
<u>Watchmaker/Jeweler</u>	<u>Pocket Watch</u>

Footnotes to Table 1516-01I

¹ Per Section 1516.0138(l)(6), additional symbols may be permitted with a recommendation in support from the Old Town San Diego Planned District Design Review Board.

Table 1516-01J**Permitted Sign Colors for Backgrounds, Lettering, and Details**

<u>Color^(1,2,3)</u>	<u>Associated Pantone Color</u>	<u>CMYK Code (Approximate)</u>
<u>Bronze Green</u>	<u>5815</u>	<u>0 / 0 / 91 / 79</u>
<u>Burnt Sienna</u>	<u>1675</u>	<u>0 / 67 / 100 / 28 or 0 / 91 / 100 / 23</u>
<u>Burnt Umber</u>	<u>469</u>	<u>0 / 52 / 100 / 62</u>
<u>Carmine Red</u>	<u>188</u>	<u>0 / 97 / 100 / 50</u>
<u>Carnation</u>	<u>486</u>	<u>0 / 47 / 41 / 0</u>
<u>Chrome Yellow</u>	<u>116</u>	<u>0 / 16 / 100 / 0</u>
<u>Crimson Lake Red</u>	<u>186</u>	<u>0 / 100 / 81 / 4</u>
<u>Emerald Green</u>	<u>347</u>	<u>100 / 0 / 86 / 3</u>
<u>French Ultramarine</u>	<u>72</u>	<u>100 / 88 / 0 / 5</u>
<u>Gold (Gold Leaf or Gilt)</u>	<u>871</u>	<u>10 / 20 / 100 / 25</u>
<u>Gray⁽⁴⁾</u>	<u>Tints of Black 3 or Black 6</u>	<u>Tints of 60 / 0 / 60 / 91 or 100 / 35 / 0 / 100</u>
<u>Indian Red</u>	<u>1817</u>	<u>0 / 90 / 100 / 66</u>
<u>Ivory Black</u>	<u>Black 3</u>	<u>60 / 0 / 60 / 91</u>
<u>Lead (Flake) White</u>	<u>P 1-1</u>	<u>0 / 0 / 2 / 0</u>
<u>Light Red</u>	<u>1795</u>	<u>0 / 94 / 100 / 0</u>
<u>Prussian Blue</u>	<u>288</u>	<u>100 / 67 / 0 / 23</u>
<u>Purple (Violet)</u>	<u>2685</u>	<u>96 / 100 / 0 / 0</u>
<u>Purple-Brown (Caput Mortuum)</u>	<u>5185</u>	<u>80 / 100 / 85 / 25</u>
<u>Raw Sienna</u>	<u>145</u>	<u>0 / 47 / 100 / 8</u>
<u>Rose Madder Red</u>	<u>193</u>	<u>0 / 100 / 66 / 13</u>
<u>Scarlet Lake Red</u>	<u>185</u>	<u>0 / 91 / 76 / 0</u>
<u>Stone (Gray-Yellow)</u>	<u>452</u>	<u>24 / 18 / 42 / 0</u>
<u>Vandyke Brown</u>	<u>1405</u>	<u>0 / 36 / 100 / 63</u>
<u>Vegetable Black</u>	<u>Black 6</u>	<u>100 / 35 / 0 / 100</u>
<u>Venetian Red</u>	<u>174</u>	<u>0 / 70 / 100 / 36</u>
<u>Vermillion Red</u>	<u>179</u>	<u>0 / 79 / 100 / 0</u>
<u>Yellow Ochre</u>	<u>131</u>	<u>0 / 32 / 100 / 9</u>
<u>Zinc White</u>	<u>179-1</u>	<u>0 / 0 / 0 / 0 or 0 / 0 / 0 / 2</u>

Footnotes to Table 1516-01J

- ¹ Tints and shades of permitted paint colors listed in table are permitted per Section 1516.0413 (k)(1)(C).
- ² A tint is created by to adding white to a permitted color. For example: red plus white makes pink, carnation, or salmon, depending on how much white is added.
- ³ A shade is created by adding black to a permitted color. For example, red plus black makes dark red.
- ⁴ Permitted use for letter shadow only.

Table 1516-01K**Permitted Background and Lettering Color Combinations**

<u>Background Color</u>	<u>Letter Color</u>
<u>Black⁽¹⁾</u>	<ul style="list-style-type: none"> • <u>White (most common)</u> • <u>Gold</u> • <u>Emerald green with white outline</u> • <u>Carnation</u> • <u>Purple with white outline</u>
<u>Black gold marble (painted surface simulating marble stone)</u>	<ul style="list-style-type: none"> • <u>White</u>
<u>Blue (any permitted, untinted)</u>	<ul style="list-style-type: none"> • <u>White. A black letter shadow can add strength to the lettering.</u>
<u>Bronze Green</u>	<ul style="list-style-type: none"> • <u>Gold with a vermillion or emerald green letter blocking.</u>
<u>Green marble (painted surface simulating marble stone)</u>	<ul style="list-style-type: none"> • <u>Carnation lettering with gilt outline, with gilt or yellow letter blocking and black letter shadow.</u>
<u>Indian Red</u>	<ul style="list-style-type: none"> • <u>Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.</u>
<u>Light tints of permitted colors</u>	<ul style="list-style-type: none"> • <u>Blue with gilt letter blocking and gilt outline.</u>
<u>Light-colored woods (painted surface simulating wood)</u>	<ul style="list-style-type: none"> • <u>Any permitted color that is legible against both the light and dark colors are used in the painted wood graining.</u>
<u>Non-green or black gold marbles (painted surface simulating marble stone)</u>	<ul style="list-style-type: none"> • <u>Emerald green letters with carnation letter blocking.</u> • <u>Vermillion lettering and purple-brown undersides on letter blocking; gold outline.</u>
<u>Purple (Violet)</u>	<ul style="list-style-type: none"> • <u>Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.</u>
<u>Red (any permitted)</u>	<ul style="list-style-type: none"> • <u>Gold leaf letters with black letter blocking with carmine letter shadow.</u>
<u>Rosewood (painted surface simulating wood)</u>	<ul style="list-style-type: none"> • <u>Gold, with yellow ochre and white letter blocking and letter shadow.</u>
<u>Stone</u>	<ul style="list-style-type: none"> • <u>Any permitted color except yellow.</u> • <u>With black lettering, the letter blocking should be white on the illuminated side and stone color (a shade that is darker than the background) on the bottom. The letter shadow should be created using burnt umber (for background areas shaded from imaginary light source), yellow ochre (for background areas with some illumination from imaginary light source), and white (for background areas directly in imaginary light source).</u>

<u>Vandyke Brown</u>	<ul style="list-style-type: none"> • <u>Any permitted color that is complementary and contrasts with the background color. Letter blocking and shadow recommended.</u>
<u>White</u>	<ul style="list-style-type: none"> • <u>Black (most common)</u> • <u>Any permitted color except yellow. Letter blocking may be red, green, or blue.</u> • <u>Gold. Letter blocking may be any permitted color except yellow (blue, red, and green were the most common).</u> • <u>Red</u>

Footnotes to Table 1516-01K

¹ Letter blocking and shadow not permitted on black backgrounds.

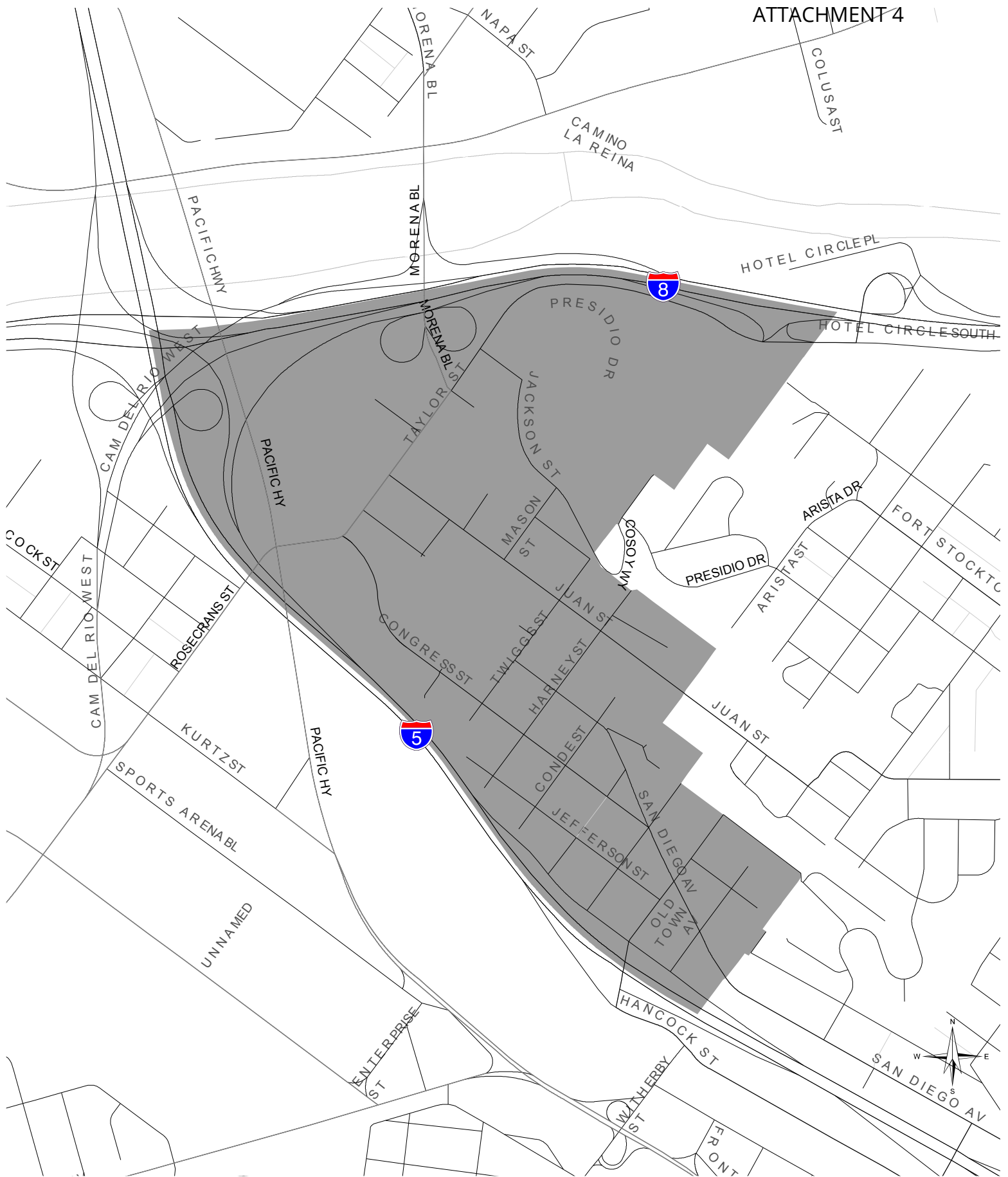


DIAGRAM 1516-01A DRAFT

Old Town Planned District

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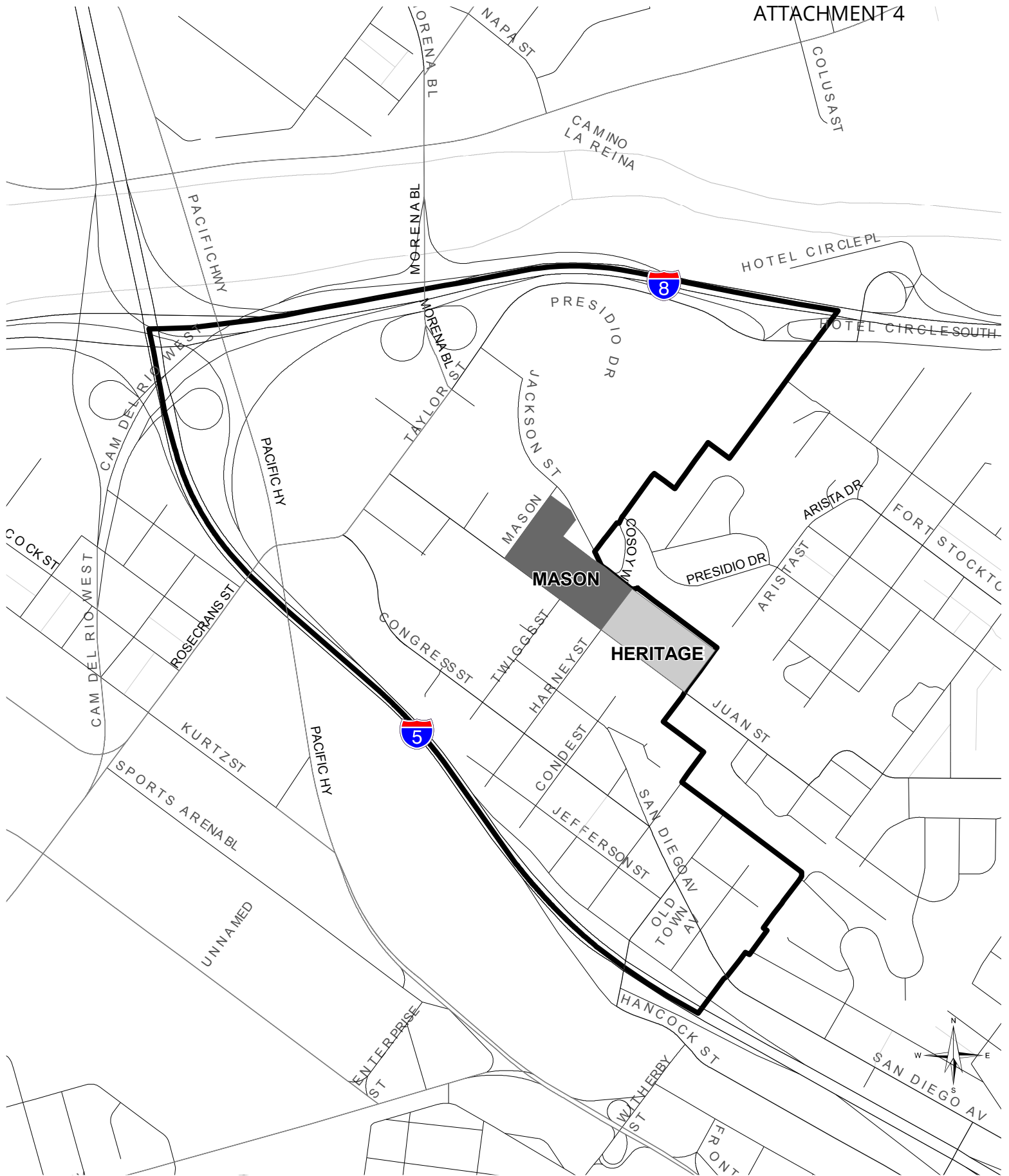


DIAGRAM 1516-01B DRAFT

Old Town Sub-Districts

This is a illustration purposes only.

Article 16: Old Town San Diego Planned District

APPENDIX A: Architectural Features

SPANISH PERIOD (1769-1821)

Massing and Building Forms



- Simple rectangular forms
- One story in height, sometimes with taller towers



- Pitched roofs with a low gable
- Varied roofline heights

Roofs



- Exposed rafter, purlins, and rafter tails



- "Altito" effect, when roofs of different levels adjoin



- Built with wood beams and rafters, clad in round clay tiles

Doors and Windows



- Carved wood panel doors



- Exposed wood lintels



- Openings substantial in depth

Arcades



- Elaborate arch treatment, support is provided by rectangular columns of sturdy proportion
- The columns' uppermost molding serves as impost mold from which the arches spring

Porticos



- Plastered adobe columns and wood beams and rafters
- Porticos formed by extension of roof plane over patio
- Hand-hewn wood support posts, beams and rafters

Towers



- Towers used to anchor a corner building
- Towers used to provide a central element

MEXICAN PERIOD (1821-1846)

Massing and Building Forms



- Second story may be less than full width of first story
- Can enclose a private or semi-private courtyards
- Simple rectangular forms

Roofs



- Extended eaves, sometimes forming porticos
- “Altito” effect, when roofs of different levels adjoin
- Exposed rafters, purlins and rafter tails, clad with clay tiles

Doors and Windows



- Opening substantial in depth
- Molded wood frames
- Exposed wood lintels; wood bars

Porticos



- Porticos formed by a separate roof plane adjoined to wall creating “altito” effect
- Simple, heavy structure with wood support posts, beams and rafters, clad with clay tiles

Balconies



- Wood railings of plain design
- Standalone balconies
- Balconies combined with porticos

Exterior Stairs



- Built with adobe-type materials
- Used as accent elements
- Integrated stepped handrails

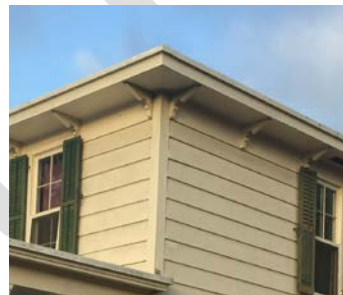
EARLY AMERICAN PERIOD (1846-1872)

Massing and Building Forms



- Simple rectangular forms
- Buildings of one and two stories in height
- Symmetrical composition
- Wooden lap siding

Roofs



- Flat false front in commercial buildings
- Concealed gable roof
- Extended eaves; cornice moldings supported on brackets

Doors



- Wood-paneled doors
- Molded frames around door and windows
- Molded frames around door
- Molded frames around door

Porticos and Porches



- Projecting porches with sawn wood posts



- Projecting porches with wood post and flooring



- Projecting porches with wood post and flooring

Balconies



- Balconies with sawn wood railings



- Balconies with turned wood balusters with porticos



- Balconies with turned wood balusters without porticos

Windows



- Single-hung sash windows with divided lights



- Double-hung sash windows with divided lights



- With shutters



- Without shutters

Article 16: Old Town San Diego Planned District**APPENDIX B: Site Design Features**

The incorporation of plazas, courtyards, patios, or paseos, as well as clearly defined walkways into a site's design can help shape vibrant pedestrian-oriented places.

Plazas, Courtyards, and Paseos**Walkways****Fountains and Sculptures**

Building and Site Lighting



Paving



Fences and Walls



Article 16: Old Town San Diego Planned District

APPENDIX C: Streetscape Features

Streetscape enhancements include wider sidewalks, street trees and parkway landscaping, and street furniture.

Parkway Landscaping



- Parkway landscaping should incorporate drought-tolerant plant species from the Planting Palette.

Sidewalks



- Sombrero Buff-colored concrete sidewalks
- Non-contiguous sidewalks with parkway landscaping

Street Lighting

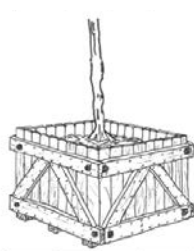


Trash Cans



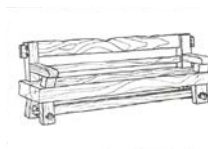
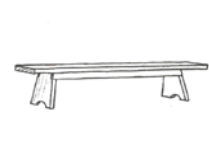
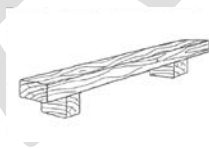
- Historic style single lantern lighting; Consider replacing concrete post with wooden post design
- Trash receptacles that resemble wood barrels

Planters and Pots



- Planters and pots made of cast stone, clay, wood or masonry are appropriate. Tree planter boxes designed for the Old Town State Historic Park by State of California, Department of Parks and Recreation are shown above.

Benches



- Benches made of wood, adobe-style blocks, wrought iron, or a combination. Bench designs prepared for Old Town San Diego State Historic Park by State of California, Department of Parks and Recreation shown above.

Article 16: Old Town San Diego Planned District

APPENDIX D: Planting Palette

Table 1: Planting Palette A – Herbaceous Plant Species

Botanical Name	Common Name	Botanical Name	Common Name
<i>Frankenia capitata laevis</i>	Sea Heath	<i>Papaver rupifragum</i>	Spanish Poppy
<i>Gaillardia aristata</i>	Blanket Flower	<i>Passiflora caerulea</i>	Blue Crown Passion Flower
<i>Gazania</i> (any species)	African Daisy	<i>Pastinaca sativa</i>	Parsnip
<i>Grindelia</i> species	Gum Plant	<i>Pelargonium</i> (any species)	Geranium
<i>Gynura aurantiaca</i>	Purple Passion Plant	<i>Pellaea</i> (any species)	Cliffbrake
<i>Helleborus lividus</i>	Majorcan Hellebore	<i>Petasites fragrans</i>	Winter Heliotrope
<i>Heuchera sanguinea</i>	Coral Bells	<i>Petroselinum hortense</i>	Parsley
<i>Hosackia gracilis</i>	Coast Lotus	<i>Phyllostachys</i> (any species)	Bamboo
<i>Hyacinthoides hispanica</i>	Spanish Bluebell	<i>Pirapinella anisum</i>	Anise
<i>Indigofera</i> (any species)	Indigo	<i>Pisum sativum</i>	Pea
<i>Ipomoea batatas</i>	Sweet Potato	<i>Polianthes tuberosa</i>	Tuberose
<i>Iris</i> (any species)	Iris	<i>Portulaca grandiflora</i>	Moss Rose
<i>Jasminum grandiflorum</i>	Spanish Jasmine	<i>Raphanus sativus</i>	Radish
<i>Kalanchoe flammea</i>	Kalanchoe	<i>Rhamnus californica</i>	Coffeeberry
<i>Kniphofia uvaria</i>	Red-Hot Poker	<i>Rhamnus</i> species	Buckthorns
<i>Lantana</i> (any species)	Lantana	<i>Rheum Rhaponticum</i>	Rhubarb
<i>Lathyrus splendens</i>	Campo Pea	<i>Rosmarinus officinalis</i>	Rosemary
<i>Lactuca sativa</i>	Lettuce	<i>Salvia</i> (any species)	Sage, Chia, etc.
<i>Lavandula</i> (any species)	Lavender	<i>Satureja douglasii</i>	Yerba Buena
<i>Lavatera trimestris</i>	Rose Mallow	<i>Scabiosa atropurpurea</i>	Pincushion Flower
<i>Lilium candidum</i>	Madonna Lily	<i>Sisyrinchium bellum</i>	Blue-eyed grass
<i>Limonium</i> (any species)	Sea Lavender, etc.	<i>Sisyrinchium bermudianum</i>	Blue-eyed grass
<i>Liriope</i> (any species)	Liriope	<i>Solidago</i> species	Goldenrod
<i>Lupinus</i> (any species)	Lupine	<i>Sparaxis elegans</i>	Harlequin Flower
<i>Lycopersicon esculentum</i>	Tomato	<i>Spinacia oleracea</i>	Spinach

Botanical Name	Common Name	Botanical Name	Common Name
Malvastrum coccineum	False Mallow	Solanum tuberosum	Potato
Marah fabaceus	Wild Cucumber	Tagetes erecta	Mexican Marigold
Matthiola incana	Stock	Thymus (any species)	Thyme
Melissa officinalis	Lemon Balm	Tithonia rotundifolia	Mexican Sunflower
Mentha arvensis	Common Mint	Tropaeolum majus	Nasturtium
Mentha piperita	Peppermint	Tulipa clusiana	Lady Tulip
Mentha pulegium	Pennyroyal	Vicia faba	Broad Bean
Milla biflora	Mexican Star	Vinca (any species)	Vinca
Mirabilis jalapa	Four O'Clock Flower	Viola cornuta (any species)	Violet
Morisia monantha	Morisia	Vitis girdiana	Southern California Grape
Narcissus (any species)	Daffodil	Vitis vinifera	Grape
Nepeta mussinii	Catmint	Woodwardia (any species)	Chain Fern
Ocimum basilicum	Basil	Zantedeschia aethiopica	Calla Lily
Origanum vulgare	Marjoram	Zea maize	Corn
Oxypetalum coeruleum	Blue Flowered Milkweed	Zingiber officinale	Ginger
Pancratium (any species)	Sea Daffodil	Zinnia elegans	Zinnia
Papaver rhoeas	Flanders Poppy		

Table 2: Planting Palette B – Landscape Tree and Shrub Species

Botanical Name	Common Name	Botanical Name	Common Name
Any tree or shrub species native to San Diego County	Varies	Diospyros kaki ^+	Japanese Persimmon
		Erica melanthera +	Heather
Abies concolor *	Balsam Fir	Eriogonum giganteum *+	St. Catherine's Lace
Acacia farnesiana +	Sweet Acacia	Erythrina crista-gailli +	Cockspur Coral Tree
Acacia subporosa +	River Wattle	Ficus carica ^+	Mission Fig
Acalypha californica *+	California Copperleaf	Fortunella japonica ^+	Round Kumquat
Acer negundo *	Box Elder	Fouquieria splendens *+	Ocotillo
Adenostoma fasciculatum *+	Chamise	Fraxinus velutina coriacea *+	Montebello Ash
Adenostoma sparsifolium *+	Ribbon Wood, Red Shanks	Fremontia mexicana *+	Southern Flannel Bush
Aesculus californica *+	California Buckeye	Fuchsia triphylla	Honeysuckle Fuchsia
Allamanda henderonii	Golden Trumpet	Grevillea robusta +	Silk Oak
Alnus rhombifolia *	White Alder	Hesperocyparis macrocarpa *+	Monterrey Cypress
Anisacanthus wrightii +	Red Texas Firecracker	Heteromeles arbutifolia *+	Toyon
Antigonon leptopus +	Coral Vine	Holmskioldia sanguinea	Chinese Hat Plant
Arbutus unedo ^+	Strawberry Tree	Hydrangea macrophylla	Hydrangea
Arctostaphylos (any species) *+	Manzanitas	Hylocereus triangularis +	Night Blooming Cactus
Bauhinia galpinii	Red Orchid Bush	Ilex perado	Canary Island Holly
Beaucarnea recurvata +	Elephant's Foot	Juglans californica *+	California Walnut
Bougainvillea (any species) +	Bougainvillea	Juglans regia	English Walnut
Boussingaultia basseloides	Madeira Vine	Juniperus excelsa +	Greek Juniper
Brachychiton acerifolius +	Flame Tree	Juniperus californica *+^	California Juniper
Brugmansia suaveolens	Angels' Tears	Kennedya rubicunda +	Dusky Coral Pea
Bursera microphylla *+	Littleleaf Elephant Tree	Laurus nobilis +	Bay Laurel Tree
Buxus microphylla +	Littleleaf Box	Lavatera olbia +	Tree Lavatera
*California native +Drought Tolerant ^Produces Fruit			

Botanical Name	Common Name	Botanical Name	Common Name
<i>Calocephalus brownii</i> +	Cushion Bush	<i>Leonotis leonurus</i> +	Lion's Tail
<i>Calocedrus decurrens</i> *+	Incense Cedar	<i>Lippia citriodora</i> +	Lemon Verbena
<i>Ceanothus</i> (any species) *+	Mountain Lilac	<i>Littonia modesta</i> +	Climbing Lily
<i>Celtis reticulata</i> *+^	Western Hackberry	<i>Mahonia nevinii</i> *+^	Nevin's Barberry
<i>Cercidium floridum</i> *+	Palo Verde	<i>Malus sylvestris</i> ^	Apple
<i>Cercis occidentalis</i> *+	Western Redbud	<i>Malva assurgentiflora</i> *+	Island Mallow
<i>Chilopsis linearis</i> *+	Desert Willow	<i>Manettia bicolor</i>	Firecracker Vine
<i>Chorizema cordatum</i>	Australian Flame Pea	<i>Melia azedarac</i> +	Chinaberry Tree
Citrus (any species) ^	Citrus	<i>Mimusops elengi</i> +^	Spanish Cherry
<i>Clematis balearica</i>	Fern-Leaved Clematis	<i>Mirabilis laevis</i> *+	Wishbone Bush
<i>Convolvulus cneorum</i> +	Bush Morning Glory	<i>Mitriostigma axillare</i>	African Gardenia
<i>Cuphea</i> (any species)	Cuphea	<i>Momordica charantia</i> ^+	Bitter Melon
<i>Cupressus sempervirens</i> +	Italian Cypress	<i>Musa sapientum</i> ^	Plantain
<i>Cupressus forbesii</i> *+	Tecate Cypress	<i>Myrsine africana</i> +	African Boxwood
<i>Cydonia oblonga</i> ^	Quince	<i>Nerium oleander</i> +	Oleander
<i>Cytisus canariensis</i> +	Canary Island Broom	<i>Nicotiana glauca</i>	Flowering Tobacco
<i>Danae racemosa</i> +	Alexandrian Laurel	<i>Olea europaea</i> +^	Olive
<i>Delonix regia</i> +	Royal Poinciana	<i>Olneya tesota</i> *+	Desert Ironwood
<i>Opuntia</i> (any species) *+^	Prickly Pear, etc.	<i>Psoralea arguta</i> *	Smokethorn
<i>Parkinsonia aculeata</i> +	Mexican Palo Verde	<i>Punica granatum</i> ^+	Pomegranate
<i>Parkinsonia microphylla</i> *+	Little Leaf Palo Verde	<i>Pyrus communis</i> ^	Pear
<i>Persea americana</i> ^	Avocado	<i>Quamoclit lobata</i> +	Spanish Flag Vine
<i>Philadelphus mexicanus</i>	Mock Orange	<i>Quercus agrifolia</i> *+	Coast Live Oak
<i>Phlomis fruticosa</i> +	Jerusalem Sage	<i>Quercus chrysolepis</i> +	Canyon Live Oak
<i>Phoenix dactylifera</i> ^	Date Palm	<i>Quercus engelmannii</i> *+	Engelmann Oak
<i>Phygadeuon capensis</i>	Cape Fuchsia	<i>Quercus ilex</i> *+	Holly Oak
<i>Phytolacca dioica</i> +^	Ombu	<i>Quercus kelloggii</i> *+	Black Oak
*California native +Drought Tolerant ^Produces Fruit			

Botanical Name	Common Name	Botanical Name	Common Name
<i>Pinus coulteri</i> *+	Coulter Pine	<i>Quercus suber</i> *+	Cork Oak
<i>Pinus jeffreyi</i> *+	Jeffrey Pine	<i>Quercus wislizenii</i> *	Interior Live Oak
<i>Pinus monophylla</i> *+	Single-Leaf Pinyon	<i>Roldana petasitis</i>	Velvet Groundsel
<i>Pinus pinea</i> +	Stone Pine	<i>Romneya coulteri</i> *+	Matilija Poppy
<i>Pinus quadrifolia</i> *+	Parry Pinyon Pine	<i>Rosa</i> (any species)	Rose
<i>Pinus torreyana</i> *+	Torrey Pine	<i>Salix</i> (any species)	Willow
<i>Platanus racemosa</i> *+	California Sycamore	<i>Sambucus cerulea</i> *+^	Blueberry Elder
<i>Poinciana gilliesii</i> +	Yellow Bird of Paradise	<i>Schinus molle</i> +	Pepper Tree
<i>Populus fremontii</i> +	Fremont Cottonwood	<i>Senecio confusus</i> +	Mexican Flame Vine
<i>Populus trichocarpa</i> *	Black Cottonwood	<i>Solandra grandiflora</i>	Cup of Gold Vine
<i>Prosopis glandulosa</i> *	Honey Mesquite	<i>Solanum rantonnetii</i> +	Blue Potato Bush
<i>Prosopis juliflora</i> *+	Mesquite	<i>Strelitzia nicolai</i> +	White Bird of Paradise
<i>Prosopis pubescens</i> *	Screwbean	<i>Streptosolen jamesonii</i>	Marmalade Bush
<i>Prunus amygdalus</i> ^	Almond	<i>Tecoma stans</i> +	Yellow Bells
<i>Prunus armeniaca</i> ^	Apricot	<i>Teucrium fruticans</i> +	Bush Germander
<i>Prunus avium</i> ^	Cherry	<i>Tipuana tipu</i> +	Tipu Tree
<i>Prunus cerasus</i> ^	Sour Cherry	<i>Umbellularia californica</i> *+	California Bay
<i>Prunus domestica</i> ^	Common Plum	<i>Ungnadia speciosa</i> +	Mexican Buckeye
<i>Prunus capuli</i> *^	Mexican Cherry	<i>Viburnum tinus</i>	Lauristinus
<i>Prunus ilicifolia</i> *+	Hollyleaf Cherry	<i>Virgilia oroboides</i>	Cape Virgilia
<i>Prunus ilicifolia</i> ssp <i>lyonii</i> *+^	Catalina Cherry	<i>Visnea mocanera</i>	Visnea
<i>Prunus persica</i> ^	Peach	<i>Vitex agnus-castus</i> +	Vitex
<i>Prunus virginiana</i> *^	Chokecherry	<i>Washingtonia filifera</i> *+	California Fan Palm
<i>Pseudotsuga macrocarpa</i> *+	Bigcone Spruce	<i>Yucca</i> (any species) *+	Yucca, etc.
*California native +Drought Tolerant ^Produces Fruit			

Table 4: Corridor-Specific Street Tree Species

Key	Street Corridor	Segment	Primary Tree	Secondary Tree
A	San Diego Avenue	Twiggs Street to Old Town Avenue		
		2' - 4' Parkway	Weeping Acacia (<i>Acacia pendula</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Blue Palo Verde (<i>Cercidium floridum</i>)	Australian Willow (<i>Geijera parviflora</i>)
		6' - 10' Parkway	Chinese Flame Tree (<i>Koelreuteria paniculata</i>)	Fruitless Olive (<i>Olea europaea</i>)
B	Old Town Avenue	Moore Street to San Diego Avenue		
		2' - 4' Parkway	Silk Tree (<i>Albizia julibrissin</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Australian Willow (<i>Geijera parviflora</i>)	Desert Willow (<i>Chilopsis linearis</i>)
		6' - 10' Parkway	Fruitless Olive (<i>Olea europaea</i>)	Fruitless Olive (<i>Olea europaea</i>)
C	Congress Street	Taylor Street to San Diego Avenue		
		2' - 4' Parkway	Strawberry Tree (<i>Arbutus unedo</i>)	Silk Tree (<i>Albizia julibrissin</i>)
		4' - 6' Parkway	Marina Strawberry Tree (<i>Arbutus unedo marina</i>)	Desert Willow (<i>Chilopsis linearis</i>)
		6' - 10' Parkway	Glossy Privet (<i>Ligustrum lucidum</i>)	Fruitless Olive (<i>Olea europaea</i>)
D	Juan Street	Taylor Street to Harney Street		
		2' - 4' Parkway	Silk Tree (<i>Albizia julibrissin</i>)	Western Redbud (<i>Cercis occidentalis</i>)
		4' - 6' Parkway	Australian Willow (<i>Geijera parviflora</i>)	White Orchid Tree (<i>Bauhinia forficata</i>)
		6' - 10' Parkway	Fruitless Olive (<i>Olea europaea</i>)	Australian Bottle Tree (<i>Brachychiton populneus</i>)
E	Pacific Highway	Old Town Transit Center to San Diego River Park		
		2' - 4' Parkway	Catalina Ironwood (<i>Lyonothamus floribundus</i>)	Catalina Ironwood (<i>Lyonothamus floribundus</i>)
		4' - 6' Parkway	Brisbane Box (<i>Lophostemon confertus</i>)	Holly Oak (<i>Quercus ilex</i>)

		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer' (Magnolia grandiflora)	California Sycamore (Platanus racemosa)
		> 10' Parkway	Coast Live Oak (Quercus agrifolia)	
F	Taylor Street	Old Town Transit Center to Presidio Drive		
		2' - 4' Parkway	Catalina Ironwood (Lyonothamus floribundus)	Guadalupe Fan Palm (Brahea edulis)
		4' - 6' Parkway	Raywood Ash (Fraxinus oxycarpa)	California Fan Palm (Washingtonia filifera)
		6' - 10' Parkway	California Sycamore (Platanus racemosa)	Pindo Palm (Butia capitata)

Article 16: Old Town San Diego Planned District

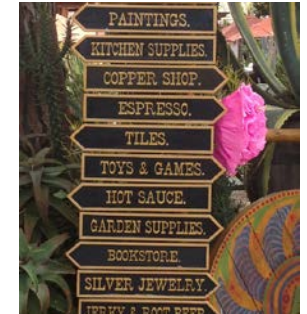
APPENDIX E: Sign Design Features

Sign Shapes – Most Common Shapes



- Horizontal
- Horizontal with ornate left and right edge designs
- Vertical
- Vertical with ornate top edge design

Sign Shapes – Other Common Shapes



- Curved or arch
- Shield
- Oval
- Representative (Arrow)

Sign Materials – Sign Body



Painted wood

Painted wood with wood frame

Painted directly on façade or window

Canvas or sailcloth

Sign Materials – Sign Supports



- Direct connection to a building or canopy structure



- Indirect connection to building or canopy with metal straps



- Suspension from wrought iron support



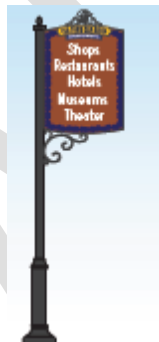
- Mounted on wood sign post(s)



- Suspension from wood sign post



- Mounted on masonry column with stucco finish



- Mounted on cast iron or cast metal post



- Sidewalk Directional Signs mounted on cast metal (left) and wooden (right) frames



Sign Background, Letter, and Details Examples



- Sign content, primarily lettering, covers the majority of sign area



- Periods used for emphasis



- Painted letter blocking used along one line of the sign's text to give the appearance of three dimensionality and is oriented in one direction



- Painted letter shadow used to simulate shadow that would be cast by text



- Color lettering is separated from colored background by painted line



- Common pre-1871 symbol is used to fill space



- Interior pin-stripping designs used

Lighting and Sign Illumination



- French Quarter lantern
- Millhouse lamp
- Gooseneck lamp



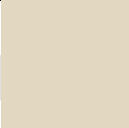

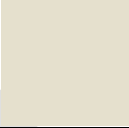
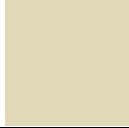
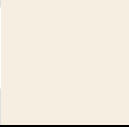



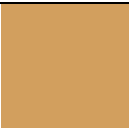

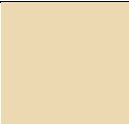

Old Town San Diego Planned District Ordinance

Appendix F: Permitted Building Colors

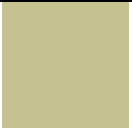

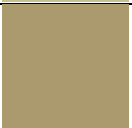
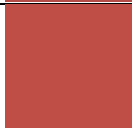
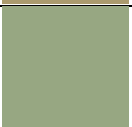
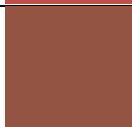
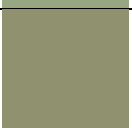
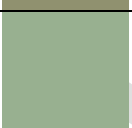


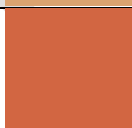

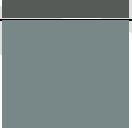

Building walls shall be painted one primary color. One or more accent colors may be used to highlight building features (e.g. eaves, lintels, door and window frames, etc.). Accent colors used on a Spanish or Mexican style building shall be limited to two per building.

Note: Color swatches are provided for informational purposes and may vary from paint color due to printing process or computer screen qualities. Refer to RGB values for absolute color reference.



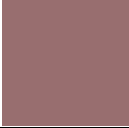





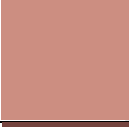
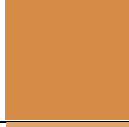

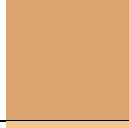
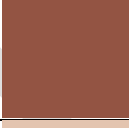
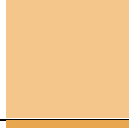
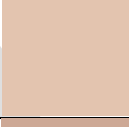



Spanish and Mexican Architectural Periods – Permitted Primary Building Colors and Accent Colors



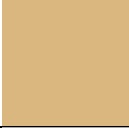





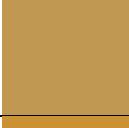
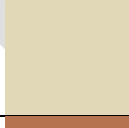



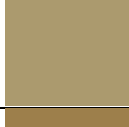
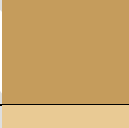
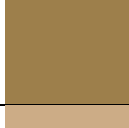
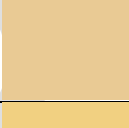
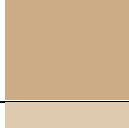
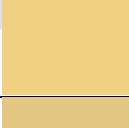





RGB Values	Color Swatch	RGB Values	Color Swatch
White*		Beige and Brown	
243/228/211		224/182/149	
226/216/194		204/148/105	
229/223/205		225/216/184	
246/239/225		204/172/134	
255/255/255		121/87/69 (Accent Only)	
Yellow			
211/159/95		101/80/70 (Accent Only)	
236/216/177		108/86/84 (Accent Only)	





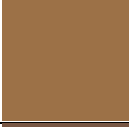



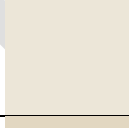

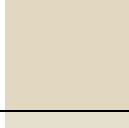
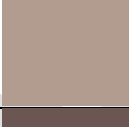


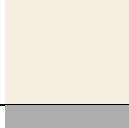
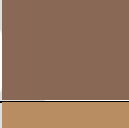
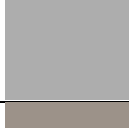
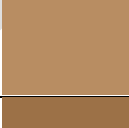





* Any hue of white may be used.

RGB Values	Color Swatch	RGB Values	Color Swatch
Green		Red	
198/193/145 (Accent Only)		179/75/71 (Accent Only)	
171/154/110 (Accent Only)		191/78/70 (Accent Only)	
150/167/130 (Accent Only)		147/84/68 (Accent Only)	
144/146/111 (Accent Only)		Orange	
153/176/144 (Accent Only)		218/163/111	
69/98/82 (Accent Only)		210/102/67 (Accent Only)	
86/91/88 (Accent Only)		Blue	
120/135/136 (Accent Only)		103/110/122 (Accent Only)	

Early American Architectural Period – Permitted Primary Building Colors and Accent Colors

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Red and Pink</i>		<i>Orange</i>	
165/64/73		243/163/71	
152/110/110		246/185/107	
179/75/71		254/160/81	
145/67/62		238/163/114	
203/142/129		212/140/70	
118/68/62		218/163/111	
147/84/68		245/198/139	
226/196/175		232/166/78	
205/168/148		252/190/106	

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Yellow</i>		<i>Beige and Brown</i>	
238/201/135		182/115/80	
218/183/127		191/118/76	
211/159/95		154/95/63	
254/220/173		204/148/105	
193/152/81		225/216/184	
238/208/83		182/115/80	
236/216/177		171/154/110	
198/156/93		157/127/76	
233/202/148		204/172/134	
242/208/130		221/202/175	
228/198/131		116/91/73	
244/201/108		173/127/71	

RGB Values	Color Swatch	RGB Values	Color Swatch
<i>Beige and Brown</i>		<i>Beige and Brown</i>	
137/105/86		101/80/70	
183/141/97		177/156/143	
157/113/71		<i>White and Gray</i>	
		White (Any Hue)	N/A
121/87/69		243/228/211	
141/107/75		235/230/215	
101/80/70		226/216/194	
177/156/143		229/223/205	
108/86/84		246/239/225	
137/105/86		174/173/173	
183/141/97		157/146/138	
157/113/71		146/127/118	
121/87/69		188/171/156	

141/107/75					
RGB Values		Color Swatch		RGB Values	Color Swatch
Green			Green		
198/193/145				88/147/109	
150/167/130				140/178/149	
144/146/111				101/143/124	
169/164/130				14/105/95	
160/161/96				32/136/122	
149/148/134				70/85/76	
147/151/137				69/98/82	
154/158/136				144/177/174	
94/98/74				86/91/88	
108/112/97				120/135/136	
144/165/138				112/124/120	
153/176/144				94/109/110	

RGB Values	Color Swatch		RGB Values	Color Swatch	
Green			Blue		
162/176/168			157/216/219		
66/84/76			74/94/108		
137/151/142			59/74/108		
99/90/79			167/179/183		
198/183/136			103/110/122		
126/111/79					

Old Town San Diego Community Plan Update
Final Program Environmental Impact Report (PEIR)
Project No. 561630 / SCH No. 2018011022

Available Under Separate Cover:

<https://www.sandiego.gov/planning/programs/ceqa#Final%20CEQA%20Documents>

OLD TOWN SAN DIEGO COMMUNITY PLAN

Community Plan Comment Topics

The Draft Program Environmental Impact Report for the Old Town San Diego Community Plan Update was made available for public review beginning January 12, 2018. Public review comments and responses to comments addressing the Environmental Impact Report are found in the Final Environmental Impact Report. Comments that specifically pertained to the Community Plan document and policies that were received during the public review period for the Draft Environmental Impact Report are addressed below and are grouped by the issues they pertain to.

1) **Parking requirements for affordable, infill, and sustainable housing developments**

The City's Municipal Code contains different parking requirements and regulations for affordable, infill, and sustainable developments. These regulations currently apply citywide, including in the Old Town San Diego Planned District, and will continue to apply when an updated Old Town San Diego Planned District Ordinance is adopted. These regulations include the following:

Affordable housing parking requirements are contained in Sections 142.0527 and 143.0744. Under these regulations, there is no type of dwelling unit for which zero parking spaces are required.

Regulations regarding waivers¹, incentives² and deviations to development regulations for affordable housing are contained in Section 143.0750, for which an applicant must submit a report documenting the basis for the request.

Additional incentives for affordable housing, infill projects, and sustainable buildings are contained in Municipal Code Chapter 14, Article 3, Division 9. These incentives can be processed provided the following supplemental findings can be made: "The proposed development will not adversely affect the applicable land use plan" and "Any Proposed deviations are appropriate for the proposed location."

2) **Housing density for affordable, infill, and sustainable development projects compared to the densities permitted under the proposed Old Town San Diego Planned District Ordinance (PDO)**

The City's Municipal Code contains different incentives and waivers regarding housing density for affordable, infill, and sustainable developments. These regulations currently apply citywide, including in the Old Town San Diego Planned District, and will continue to apply when an updated Old Town San Diego Planned District Ordinance is adopted. These regulations include the following:

The City's Municipal Code contains Affordable Housing Regulations in Chapter 14, Article 3, Division 7, provide incentives and waivers for development of housing for very low income, low income, moderate income, or senior households, or transitional foster youth, disabled veterans, or homeless persons. These regulations specify how compliance with the State Density Bonus Law will be implemented, as required by state law.

Additional incentives for affordable housing, infill projects, and sustainable buildings are contained in Municipal Code Chapter 14, Article 3, Division 9. These incentives can be processed provided the following supplemental findings can be made: "The proposed development will not adversely affect the applicable land use plan" and "Any Proposed deviations are appropriate for the proposed location."

3) **Consistency with the proposed Old Town San Diego Planned District Ordinance (PDO)**

The proposed Old Town San Diego PDO includes a requirement for development permit decision makers to make supplemental findings that help ensure that development projects do not adversely affect the Community Plan, are appropriate for the proposed location, and are compatible with the purpose and intent of the PDO.

The proposed Old Town San Diego PDO (see Section 1516.0107(a), Table 1516-01A) requires that all development projects including affordable housing projects, infill housing projects, and sustainable buildings (except those indicated in Table 1516-01A) obtain development permits through a Process Two Neighborhood Development (NDP). This permit may be granted only if the following citywide supplemental findings for NDP can be made: “The proposed development will not adversely affect the applicable land use plan” and “Any proposed deviations are appropriate for the proposed location” (see Chapter 12 Article 6 Division 4).

Additionally, the proposed Old Town San Diego PDO (Section 1516.0107(c)) requires that a development permit within the Planned District may be approved or conditionally approved only if the decision maker makes the following supplemental finding: “The proposed development is compatible with the purpose and intent of the Old Town San Diego Planned District Ordinance and the special character of the Old Town San Diego community as defined in the Architectural and Urban Design Requirements (Section 1516.0124) and Architectural Periods and Features requirements (Section 1516.0125)”.

4) **On-street Parking Availability**

The Community Plan includes policy guidance to support an increased parking supply located on the periphery of the community and supports the establishment of a transit and visitor-oriented parking structure at the Old Town Transit Center parking lot. The Community Plan recognizes the importance of adequate public parking capacity in Old Town and identifies measures which can increase available on-street parking, such as the implementation angled parking on streets with adequate existing width.

The Community Plan recognizes the Old Town’s central location in the region, walkable size and generally walkable street grid, and access to the transit center as opportunities to reduce dependence on the private automobile, support alternatives modes of transportation and reduce the need for on-street parking. A majority of the community is within a half-mile walking distance to the transit center (85% of the community is within a TPA), which makes public transit a viable transportation option.

¹ A *waiver* means a request by an applicant to waive or reduce a development standard that physically precludes construction of development meeting the criteria for affordable rental housing, affordable for-sale housing, senior housing, transitional foster youth, and affordable condominium conversions.

² An *incentive* means any of the following: a deviation to a development regulation; approval of mixed use zoning in conjunction with a residential development provided that the commercial, office, or industrial uses reduce the cost of the residential development, and are compatible with the proposed residential development, and are compatible with existing or planned development in the area where the proposed residential development will be located; or any other incentive proposed by the applicant, other than those identified in Section 143.0740(b), that results in identifiable, actual cost reductions. The number of incentives that may be requested varies on the type of household affordability and the percent of dwelling units provided that will be affordable. Items not considered incentives include a waiver of a required permit.

CLIMATE ACTION PLAN CONFORMANCE EVALUATION FOR COMMUNITY PLAN UPDATES

The following Climate Action Plan (CAP) conformance questions relate to implementation actions identified in the CAP. These questions are to serve as a tool to help guide the CAP-related discussion and inform the community plan update process in conjunction with other quantifiable evaluation programs as well as an understanding of the local context of each community planning area. This information should be considered at the outset of the community plan update process and written analysis should be prepared demonstrating conformance with the following questions prior to presenting the plan to the public, the Planning Commission, and the City Council for approval.

COMMUNITY PLAN:

1. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S CITY OF VILLAGES STRATEGY IN TRANSIT PRIORITY AREAS (TPAS) TO INCREASE THE CAPACITY FOR TRANSIT-SUPPORTIVE RESIDENTIAL AND/OR EMPLOYMENT DENSITIES? (STRATEGY 3)

Considerations:

- Does the land use and zoning associated with the plan provide capacity for transit-supportive residential densities within TPAs?

- Is a majority of the additional residential density proposed within TPAs?

- Does the land use and zoning associated with the plan provide capacity for transit-supportive employment intensities within TPAs?

- Has an economic analysis been performed to demonstrate that the proposed land use mix will lead to an increased number of jobs within TPAs?

- Does the plan identify sites suitable to accommodate mixed-use, village development, as defined in the General Plan, within identified TPAs?

- Does the plan include community-specific policies to facilitate the development of affordable housing within TPAs?

- Does the plan update process include accompanying implementation regulations to facilitate achievement of the plan's densities and intensities?

2. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S MOBILITY ELEMENT IN TRANSIT PRIORITY AREAS TO INCREASE THE USE OF TRANSIT? (STRATEGY 3)

Considerations:

- Does the plan support identified transit routes and stops/stations?

- Does the plan identify transit priority measures, such as: exclusive transit lanes, transit ways, direct freeway HOV access ramps, transit signal priority, Safe Routes to Transit, and first mile/last mile initiatives?

- Does the plan circulation system address the potential for re-purposing of existing street right-of-way for multi-modal transportation?

3. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT PEDESTRIAN IMPROVEMENTS IN TRANSIT PRIORITY AREAS TO INCREASE WALKING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan's circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers, such as transit stations, schools, shopping centers, and libraries?

- Does the plan's urban design element include design recommendations for walkability to promote pedestrian supportive design?

4. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE CITY OF SAN DIEGO'S BICYCLE MASTER PLAN TO INCREASE BICYCLING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan's circulation system identify bicycle improvements in consideration of the Bicycle Master Plan that include, but are not limited to: Class I bicycle path, Class II bicycle lanes with buffers, Class III bicycle routes, or Class IV protected bicycle facilities?

- Does the plan's circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

5. DOES THE PROPOSED COMMUNITY PLAN IDENTIFY IMPLEMENTATION MECHANISMS TO SUPPORT TRANSIT ORIENTED DEVELOPMENT? (STRATEGY 3)

Considerations:

- Does the plan identify new or expanded urban public spaces such as plazas, pocket parks, or greenways in TPAs?

- Does the plan locate new public facilities that generate large numbers of person trips, such as libraries and recreational facilities in TPAs?

- Does the plan and associated Impact Fee Study include new transit-supportive infrastructure within TPAs and census tracks ranking in the top 30% of [CalEnviroScreen](#) scores? (Where Applicable)

- Do the zoning/implementing regulations associated with the plan support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

- For increases in density/intensity outside of a TPA, does the plan include policies to reduce auto dependence at those locations?

6. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC ADAPTATION AND RESOURCE CONSERVATION MEASURES? (STRATEGY 5)

Considerations:

- Does the plan include a street tree master plan that provides at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?

- Does the plan include policies or strategies for preserving existing trees?

- Does the plan call for tree planting in villages, sidewalks, and other urban public spaces or include a strategy for contributing to the City's tree canopy goal?

- Does the plan include policies which address climate resiliency measures (sea-level rise, increased fire risk, flooding, urban heat island, or other locally specific impact of climate change)?

- 7. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC STRATEGIES TO SUPPORT CITYWIDE ENERGY, WATER, WASTE REDUCTION OR ANY OTHER CAP GOALS IN ADDITION TO THOSE DESCRIBED ABOVE? (STRATEGIES 1, 2,3,4, AND 5)**

ORD. NO. _____	BEFORE _____	REQUEST _____
EFF. DATE ORD. _____	EFF. DATE ZONING _____	AREA _____
ZONING SUBJECT TO _____	MAP NAME _____	CASE _____
PLAN COMM. RECOMMENDATION _____	_____	CITY OF SAN DIEGO
CITY COUNCIL ACTION _____	_____	C-992
SECRETARY OF COMMISSION		

Old Town San Diego Community Plan Update
Rezone Parcel List by Assessor's Parcel Number (APN)

4366604400	4425200500	4426102500	4426621000
4366604500	4425200700	4426102600	4426621100
4422601500	4425200800	4426102700	4426621200
4422601600	4425700300	4426102800	4426621301
4422601700	4425700400	4426102900	4426621302
4422601800	4425700500	4426103000	4426621303
4422601900	4425700600	4426210400	4426621304
4422602000	4425700700	4426210900	4426621305
4423600500	4425700800	4426211800	4426621306
4423600600	4425702000	4426211900	4426621307
4424501400	4425703300	4426212000	4426621400
4424501500	4425703400	4426220300	4426621500
4424501600	4425703500	4426220400	4426621600
4424501700	4425703600	4426220600	4426621700
4424501800	4425703700	4426220700	4426621800
4424501900	4425703800	4426220800	4426621900
4424610100	4425704100	4426220900	4427400300
4424610200	4425704200	4426221000	4427400600
4424610400	4425705300	4426221101	4427400700
4424610500	4425705600	4426221102	4433403400
4424620600	4425705800	4426221103	4435111901
4424630100	4425706500	4426221104	4435111902
4424900100	4425706800	4426221200	4435111903
4424900400	4425706900	4426610100	4435111904
4424900500	4425707000	4426610200	4435111905
4424900600	4425707100	4426610300	4435111906
4424900700	4425707200	4426610400	4435111907
4424900800	4425707500	4426610500	4435111908
4424901100	4425707700	4426610600	4435111909
4424901500	4426101200	4426610700	4435111910
4424901800	4426101300	4426610800	4435111911
4425100100	4426101600	4426620100	4435111912
4425100200	4426101700	4426620200	4435111913
4425100300	4426101800	4426620300	4435111914
4425100400	4426101900	4426620400	4435111915
4425100700	4426102000	4426620500	4435111916
4425101100	4426102100	4426620600	4435111917
4425101200	4426102200	4426620700	4435112000
4425101500	4426102300	4426620800	4435112100
4425101600	4426102400	4426620900	4435112200

Old Town San Diego Community Plan Update
Rezone Parcel List by Assessor's Parcel Number (APN)

4435112300	4435133100	4435205919	4435206501
4435112400	4435133200	4435206101	4435206502
4435112600	4435133300	4435206102	4435206503
4435112701	4435133600	4435206103	4435206504
4435112702	4435133700	4435206104	4435206505
4435112800	4435133800	4435206105	4435206506
4435112900	4435133900	4435206106	4435206507
4435113200	4435134000	4435206107	4435206508
4435113400	4435203900	4435206108	4435206509
4435113500	4435204000	4435206109	4435206510
4435113600	4435204100	4435206110	4435206601
4435113900	4435204200	4435206111	4435206602
4435115000	4435204300	4435206112	4435206603
4435130200	4435204400	4435206113	4435206604
4435130300	4435204500	4435206114	4435206605
4435130400	4435204600	4435206201	4435206606
4435130500	4435204700	4435206202	4435206607
4435130600	4435204800	4435206203	4435206608
4435130700	4435205000	4435206204	4435206609
4435130800	4435205100	4435206205	4435206610
4435130900	4435205200	4435206206	4437210100
4435131000	4435205300	4435206207	4437210200
4435131100	4435205901	4435206301	4437210300
4435131200	4435205902	4435206302	4437210400
4435131300	4435205903	4435206303	4437210500
4435131500	4435205904	4435206304	4437210600
4435131600	4435205905	4435206305	4437210700
4435131700	4435205906	4435206306	4437210900
4435131800	4435205907	4435206307	4437211000
4435131900	4435205908	4435206308	4437211100
4435132000	4435205909	4435206401	4437211200
4435132100	4435205910	4435206402	4437211300
4435132200	4435205911	4435206403	4437211400
4435132300	4435205912	4435206404	4437211500
4435132400	4435205913	4435206405	4437211600
4435132600	4435205914	4435206406	4437211700
4435132700	4435205915	4435206407	4437211800
4435132800	4435205916	4435206408	4437211900
4435132900	4435205917	4435206409	4437212000
4435133000	4435205918	4435206410	4437212100

Old Town San Diego Community Plan Update
Rezone Parcel List by Assessor's Parcel Number (APN)

4437212200	4437410600	7602382300
4437212300	4437410700	7602382400
4437212400	4437410800	7602382500
4437212500	4437410900	7602382600
4437213300	4437411000	7602382700
4437213400	4437411100	7602382800
4437213700	4437411200	7602382900
4437213800	4437411300	7602383000
4437214700	4437411400	7602383100
4437214800	4437411500	7602383200
4437214900	4437411600	7602383300
4437215000	4437411700	7602383400
4437215100	4437411800	7602383500
4437215200	4437411900	
4437215400	4437412000	
4437215500	4437412100	
4437215600	7601021000	
4437215700	7601025800	
4437215800	7601025900	
4437215900	7601026500	
4437216000	7601027100	
4437216100	7601027200	
4437216300	7601027400	
4437216400	7601027500	
4437216500	7602380100	
4437216800	7602380200	
4437217000	7602380300	
4437217100	7602380500	
4437217200	7602380600	
4437217300	7602380700	
4437217401	7602380800	
4437217402	7602380900	
4437217403	7602381000	
4437217404	7602381100	
4437217500	7602381300	
4437410100	7602381400	
4437410200	7602381500	
4437410300	7602382000	
4437410400	7602382100	
4437410500	7602382200	

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-970 filed in the office of the City Clerk under Document No. OO-20752. 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.)
(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

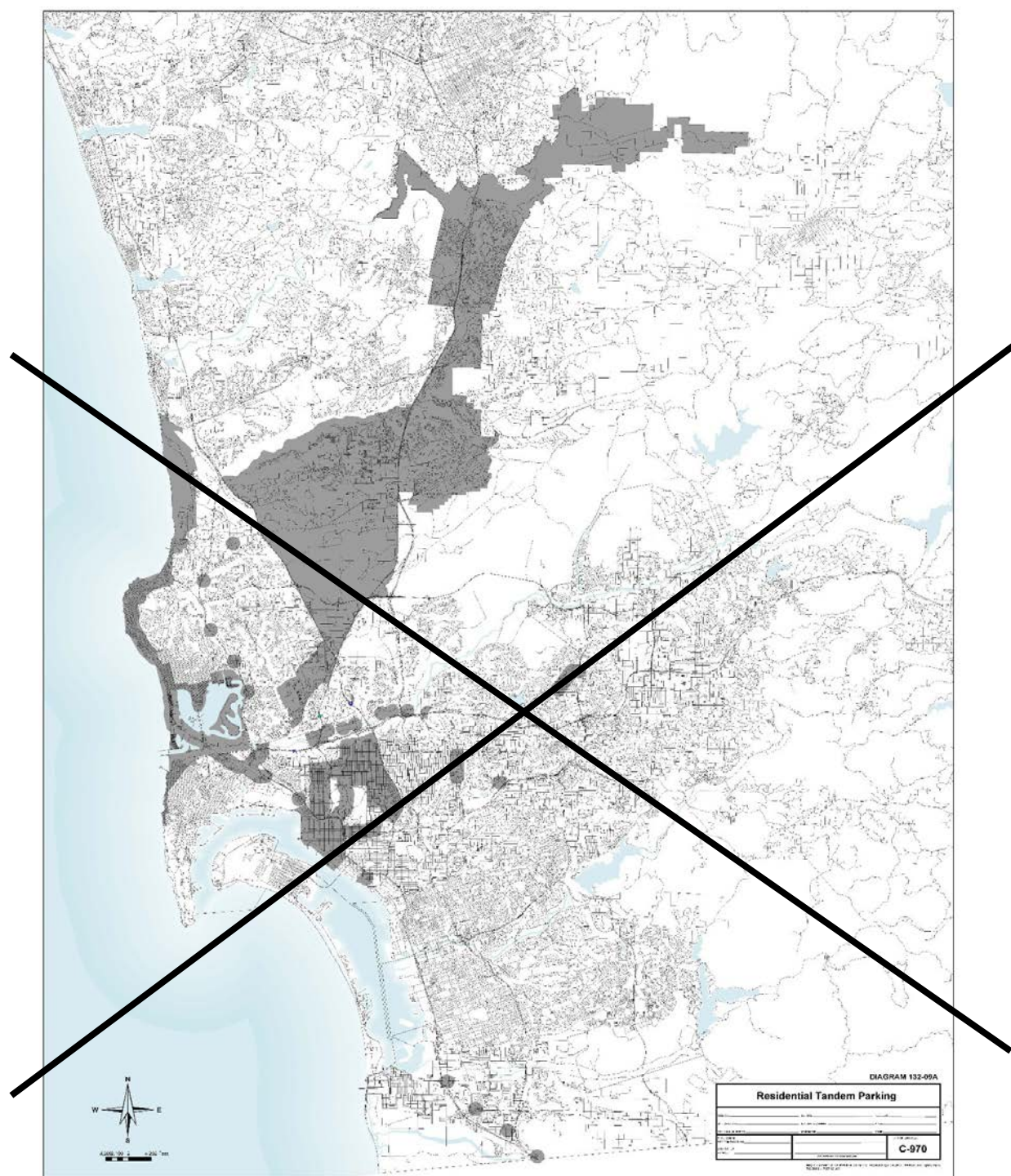


DIAGRAM 132-09A
Residential Tandem Parking
(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

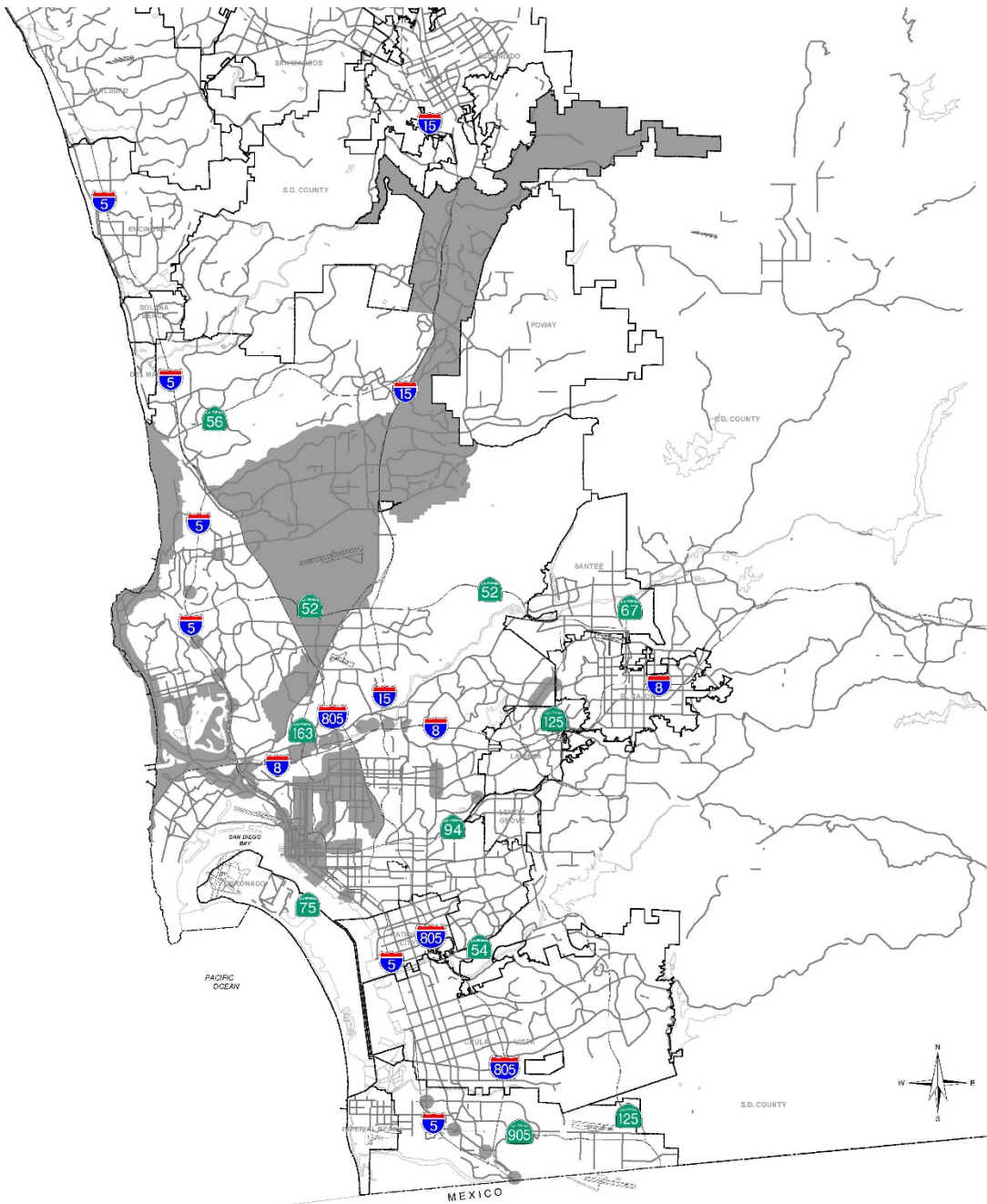


DIAGRAM 132-09A DRAFT
Residential Tandem Parking
This is a reproduction of Map No. C-994 for illustration purposes only.

DIAGRAM 132-09A - DRAFT
Residential Tandem Parking

Ch.	Art.	Div.
13	2	9 2

§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 area, 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, and the Old Town San Diego 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 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.)

(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

Article 2: General Development Regulations

Division 12: Sign Regulations

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

§142.1201 Purpose of Sign Regulations

The purpose of these regulations is to provide a comprehensive system of regulations for *signs* that are visible from the *public right-of-way*. The intent of these regulations is to provide a set of standards that are designed to optimize communication and quality of *signs* while protecting the public and the aesthetic character of the City.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1205 When Sign Regulations Apply

This Division applies to all *signs* within the City unless otherwise specifically regulated. This Division applies to all construction within the City whether or not a permit or other approval is required. In addition, discretionary permits may also contain conditions that regulate *signs* on certain properties.

Table 142-12A shows the applicable regulations and type of permit required by this Division, if any, for specific types of *signs*.

Table 142-12A
Sign Regulations Applicability

Type of Sign or Development Proposal	Applicable Sections	Required Permit Type/Decision Process
Changing the copy of a <i>sign</i> and <i>sign</i> maintenance that does not involve structural and electrical changes	Exempt from this division	No permit required by this division
<i>Public utility</i> and Safety <i>signs</i>		
<i>Signs</i> required by law to be visible from the <i>public right-of-way</i> , other than <i>public utility</i> and safety <i>signs</i> , that do not exceed minimum specified dimensions	Exempt from this division	No permit required by this division

Type of Sign or Development Proposal	Applicable Sections	Required Permit Type/Decision Process
<i>Signs</i> required by law to be visible from the <i>public right-of-way</i> , other than <i>public utility</i> and safety <i>signs</i> , that exceed minimum specified dimensions	<i>Signs</i> shall be subject to this division to the extent the minimum dimensions are exceeded	Sign Permit/Process One
<i>Signs</i> required by law to be visible from the <i>public right-of-way</i> , other than <i>public utility</i> and safety <i>signs</i> , that do not have specified minimum dimensions	<i>Signs</i> shall be subject to this division	Sign Permit/Process One
Clocks or banners in the <i>public right-of-way</i>	142.1210	Public Right-of-Way Permit/Process One
Real estate <i>signs</i>	142.1210, and 142.1255 - 142.1280	No permit required by this division
Construction site <i>signs</i>	142.1210, and 142.1255 - 142.1280	No permit required by this division
Building identification nameplate <i>wall signs</i> with letters that do not exceed three inches in height, and that do not exceed four square feet in area including tablets, memorials, and cornerstones that are built into the walls of a building and provide information such as the name of the building and date of construction	142.1210, and 142.1255 - 142.1280	No permit required by this division

Accessory warning or notice <i>signs</i> that provide warnings including “no parking,” “watch dogs,” “security service,” and “private driveway”	142.1210, and 142.1255 - 142.1280	No permit required by this division
Window <i>signs</i> , either permanent or temporary	142.1210, and 142.1255 - 142.1280	No permit required by this division
Bulletin boards, not exceeding 16 square feet in area including supporting <i>structures</i> , for charitable or religious organizations	142.1210	No permit required by this division
Incidental <i>signs</i>	142.1210 and 142.1250	No permit required by this division

Type of Sign or Development Proposal	Applicable Sections	Required Permit Type/Decision Process
National flags and flags for political subdivisions	Exempt from this division	No permit required by this division
Banners, pennants, flags, streamers, and holiday decorations	142.1210 and 142.1255	No permit required by this division
Any proposal to erect a <i>wall sign</i>	142.1210, 142.1220, and 142.1225	Sign Permit/Process One
Any proposal to erect a <i>roof sign</i>	142.1210, 142.1220, and 142.1235	Sign Permit/Process One
Any proposal to erect a <i>projecting sign</i>	142.1210, 142.1220, and 142.1230	Sign Permit/Process One
Any proposal to erect a <i>ground sign</i>	142.1210, 142.1220, and 142.1240	Sign Permit/Process One
Any proposal to erect a revolving <i>sign</i>	142.1210, 142.1220, 142.1240, and 142.1260	Sign Permit/Process One May require a Neighborhood Use Permit/Process Two
Any proposal to erect a <i>sign</i> with automatic changing copy	142.1210 and 142.1260	Neighborhood Use Permit/Process Two
Any proposal to erect a neighborhood identification <i>sign</i>	142.1210 and 142.1260	Neighborhood Use Permit/Process Two
Any proposal to erect a secondary type of <i>sign</i>	142.1210, 142.1245, and 142.1255	Sign Permit may be required
Any proposal to erect a <i>sign</i> in a <i>single dwelling unit</i> residential zone	142.1210 and 142.1265	Sign Permit may be required
Any proposal to erect a <i>sign</i> in a <i>multiple dwelling unit</i> residential zone	142.1210 and 142.1270	Sign Permit may be required
Any proposal to erect a <i>sign</i> in an agricultural zone	142.1210 and 142.1275	Sign Permit may be required
Any proposal to erect a <i>sign</i> in an open space zone	142.1210 and 142.1280	Sign Permit may be required

(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.)

§142.1206 Violations of Sign Regulations

- (a) It is unlawful to do the following:
- (1) Place, post, paint or secure any *sign*, pennant, flag, banner, balloon, or similar attention-seeking device on public property or within the *public right-of-way* unless otherwise provided in the Municipal Code or specific state statute;
 - (2) Place any lettering, card, poster, or notice of any kind on any curb, sidewalk, *street*, pole, post, utility box, hydrant, bridge, tree, building, or other surface that is located on public property or in the *public right-of-way* unless otherwise provided in the Municipal Code or specific state statute; or
 - (3) Erect any *sign* on any *premises* contrary to the provisions of this Division.
- (b) Violations of any provisions of this division shall be subject to the enforcement provisions of Chapter 12, Article 1. Violations of this division shall be treated as strict liability offenses regardless of intent.

(Amended 6-12-2001 by O-18948 N.S.; effective 12-12-2001.)
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

§142.1208 Signs in Commercial and Industrial Developments

- (a) Where the *development permit* for a commercial or industrial *development* specifies a *sign* requirement, *signs* that meet the Land Development Code regulations for *signs* may nevertheless be approved in accordance with Process One without an amendment to that *development permit*, except as follows:
- (1) Any *sign* that is subject to a *development permit* in accordance with the following separately regulated use regulations (Chapter 14, Article 1):
- (A) Comprehensive *sign* plans (Section 141.1103) adopted January 1, 2000 or later;
- (B) Revolving *projecting signs* (Section 141.1104);
- (C) *Signs* with automatic changing copy (Section 141.1105); and
- (D) Theater *marquees* (Section 141.1106).
- (2) A *sign* that involves an alteration to the building where the building alteration would not be in *substantial conformance* to the applicable *development permit*; and
- (3) Any proposal that involves an *advertising display sign*.
- (b) New *signs* for commercial or industrial *development* with a comprehensive *sign* plan adopted prior to January 1, 2000 may be approved in accordance with Process One if the proposed *signs* comply with the current Land Development Code regulations for *signs*.

(“*Signs in Commercial and Industrial Developments*” added 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)

§142.1210 General Sign Regulations

This section is divided into subsections for copy regulations, locational regulations, structural regulations, and *sign* maintenance regulations.

(a) Copy Regulations

- (1) Permanent or changeable copy on *signs* shall contain on-premises or public interest messages only.
 - (A) On-premises messages are those identifying or advertising an establishment, person, activity, goods, products, or services located on the *premises* where the *sign* is installed.
 - (B) Public interest messages that are primary *signs* are those that are located on the following types of *signs* and notices:
 - (i) Official *signs* and notices, including historical markers and commemorative plaques authorized by federal, state, or local law, placed by public officials or agencies pursuant to and in accordance with federal, state, or local law for the purposes of carrying out an official duty or responsibility;
 - (ii) Service club and religious *signs* and notices containing identification of nonprofit service clubs, religious organizations, or charitable associations and containing information relating to meetings, locations, fund-raising or other nonprofit activities; and
 - (iii) Political and ideological *signs* and notices related to any federal, state, or local election issue or candidate and *signs* and notices unrelated to election issues or candidates but expressing ideological or political views.
 - (C) Public interest messages for public or private non-profit or charitable organizations may identify sponsors and supporters of the *signs* and notices as described in Section 142.1210(a)(1)(B). A maximum of 15 percent of the total area of a *sign* containing a public interest message shall include the name of the sponsors or supporters, description of the products, services or activities provided or engaged in by the sponsors or supporters, and recognized trademarks, logotypes or symbols customarily associated with the sponsors or supporters.
 - (D) The following *signs* are also public interest message *signs* but are regulated as secondary *signs*:

- (i) *Public utility signs* that are required by law;
 - (ii) *Directional signs*; and
 - (iii) *Holiday decorations*.
- (2) *Signs* may have changeable copy, such as letters, numbers, symbols, pictorial panels, and other similar characters. Changeable copy shall be manually or mechanically changeable only in the field and not remotely or electronically changeable, except for the following *signs*:
 - (A) Public service messages in compliance with Section 142.1220(f);
 - (B) *Signs* with automatic changing copy may be permitted with a Neighborhood Use Permit in compliance with Section 141.1105; and
 - (C) Automobile service station gasoline pricing *signs* designed in accordance with state law.
- (3) Painted graphics that are murals, mosaics, or any type of graphic art that are painted on a wall or *fence* and do not contain copy, advertising symbols, lettering, trademarks, or other references to the *premises*, products, or services that are provided on the *premises* where the graphics are located or any other *premises*, are not *signs* for the purposes of these regulations.

When painted graphics are installed on other than a wall or *fence* or contain copy, advertising symbols, lettering, trademarks, or other references to the *premises*, products, or services, only the actual copy area is considered *sign* area and shall comply with these regulations.
- (4) *Signs* that resemble traffic control *signs*, traffic signals or devices, or which bear the words “stop,” “go slow,” “caution,” “danger,” “warning” or other similar words, or emergency lights or signals are not permitted.
- (5) *Signs* that have flashing copy or lights, and *signs* with stroboscopic lights, intermittent lights, rotary beacons, chasing lights, or zip lights are not permitted.
- (6) *Signs* with one copy message that flashes on and off, or with two or more copy messages that alternate or change, either on the same or different portions of the *sign*, are not permitted.
- (7) *Signs* with animated copy that includes action, motion, or an illusion of either, or has color changes of all or part of the *sign face*, may be installed provided that the animated portion of the *sign* does not

exceed 10 square feet. The animation may be either electrical or wind powered. The light source for the *sign* shall be constant, and the exterior face shall not be moveable. The animated portion of a primary *sign* shall count toward the total *sign* allowance.

- (8) Freeway-oriented *sign copy* shall only identify establishments where transient lodging or prepared food are offered to the public, or any retail place of business engaged in supplying goods and services essential to the normal mechanical operation of automobiles, specifically including the dispensing of automotive fuel as the primary function.
 - (9) On-premises *signs* or *sign copy* relating to an establishment or occupancy shall be removed no later than 30 calendar days after the date that the establishment or occupancy vacates the *premises*.
 - (10) The owner of any *sign* which is otherwise allowed by this chapter may substitute noncommercial copy in lieu of any other commercial or noncommercial copy. This substitution of copy may be made without any additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary.
- (b) Locational Regulations
- (1) *Signs* shall be located no closer than 6 feet horizontally and 12 feet vertically to overhead electrical conductors, either bare or insulated, carrying more than 750 volts, except conductors enclosed in approved metal conduits.
 - (2) All *signs* shall comply with the minimum *setbacks* as established by base zones, planned districts, and City Council ordinances except as otherwise specifically provided.
 - (3) All *signs*, except for certain temporary *signs* as described in Section 142.1255, shall be permanently attached to the ground or a *structure*.
 - (4) Freeway-oriented *signs* shall comply with the following regulations.
 - (A) The *sign* must be within a 660-foot horizontal distance from the *freeway public right-of-way*;
 - (B) The *premises* on which the *sign* is located must be within 1500 feet of a *freeway* exit that provides access to the *premises*. The 1500-foot distance is measured directly from the *property line* of the *premises* to the *freeway* ramp; and

- (C) The *sign copy* shall only identify the types of uses described in Section 142.1210(a)(8).
- (5) *Signs on Public Property and in Public Rights-of-Way*
 - (A) *Signs* are not permitted to be installed on public property or *public rights-of-way*, except for *signs* that are authorized by law, or as otherwise permitted in the Municipal Code.
 - (B) *Signs* that are permitted to project from *structures* into *parkways* shall in no case extend over a *street* or an *alley*.
 - (C) Banners in *public rights-of-way* that are used for promoting cultural or civic events or activities of general public interest are permitted in accordance with the following regulations.
 - (i) The banners are permitted only on *streets* and *public rights-of-way* that are designated for banner installation in a City Council resolution.
 - (ii) The banners shall not be used for commercial or political advertising, except that logos and trademarks of sponsoring organizations shall be permitted. The total area of logos and trademarks shall be limited to 5 percent of the banner area.
 - (iii) The banners shall be displayed no more than 30 calendar days, with one 30-calendar-day extension.
 - (iv) The banners shall be installed only on light standards that have been equipped by the City with mounting hardware.
 - (v) The banners have received all necessary permits to locate in the *public right-of-way*.
 - (vi) No *street* banner other than those authorized by this section shall be displayed after April 30, 1989.
 - (D) Clocks are permitted in *public rights-of-way* between a curb and sidewalk in accordance with the following regulations.
 - (i) The clock shall be constructed of noncombustible materials.
 - (ii) The clock shall be maintained and shall keep time accurately.
 - (iii) The ground pedestal support shall not exceed 2 feet in any dimension.

- (iv) There shall be a minimum clearance of 7 feet, 6 inches between the face portion of the clock and the *grade*.
- (v) The width of the face portion of the clock shall not exceed 14 inches.
- (vi) The clock face shall not exceed a total area of 5 square feet, and the clock dials shall form at least one-half of that area.
- (vii) The clock shall not contain any advertising, other than a nameplate containing the name of the manufacturer. The nameplate shall have engraved or embossed letters that do not exceed 6 inches in height.
- (viii) All necessary permits to locate in the *public right-of-way* must be received before installation of the clock.
- (E) *Signs* for street fairs and special events shall be approved by the Police Department or other appropriate permitting agency that is responsible for issuing the permits.
- (F) Community entry *signs* within the *public right-of-way* shall conform to Section 141.1101.

(c) Structural Regulations

- (1) *Signs* and *sign-supporting structures* shall be listed by a recognized testing laboratory and constructed in compliance with the requirements of the Building Regulations and the Electrical Regulations as adopted by the City of San Diego. Exposed-tube neon *signs* shall be constructed and installed in compliance with the Electrical Regulations as adopted by the City of San Diego.
- (2) Guy wires or angle iron *structures* that are used as *sign* supports shall not be visible from *public rights-of-way*. *Sign* supports shall appear to be an integral part of the *sign*.
- (3) The supports for all *signs* or *sign structures* shall be placed entirely within the boundaries of the *premises* on which the *sign* is located.
- (4) When installed on the exterior walls of high-rise buildings as defined in Chapter 4 of the California Building Code, exterior wall signs greater than 100 square feet in area or greater than 10 feet in either dimension shall comply with Section 705.12 of the 2013 California Building Code and Section 705.1 of the California Fire Code.

(d) *Sign Maintenance Regulations*

All *signs* shall comply with the following maintenance regulations whether or not a Sign Permit is required.

- (1) All *signs* and *sign* supports, including decorative covers, shall be maintained in a clean and safe condition.
- (2) *Signs* shall be maintained in a graffiti-free condition.
- (3) The owner shall keep the display area of all painted *signs* neatly printed or posted at all times and shall correct any painting, fading, chipping, peeling, or flaking paint or plastic and mechanical or structural defect.
- (4) Paint or debris associated with *signs* shall not litter public property or *public rights-of-way*.

(Amended 1-13-2004 by O-19253 N.S.)

(Amended 11-13-08 by O-19804 N.S.; effective 12-13-2008.)

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

(Amended 4-6-2016 by O-20624 N.S.; effective 5-6-2016.)

§142.1215 Types of Signs

(a) *Primary Signs*

Primary *signs* identify an establishment or a *premises* while the establishment is operative or the *premises* is occupied. The following are the different types of primary *signs*:

- (1) *Wall signs*, including theater *marquees*, *marquee signs*, and entrance *awning signs*
- (2) *Roof signs*
- (3) *Projecting signs*
- (4) *Ground signs*

(b) *Secondary Signs*

Secondary *signs* provide information that is secondary to identifying the major activities occurring on the *premises*. Secondary *signs* may be permanent or temporary. The following are the categories of permanent and temporary secondary *signs*:

- (1) Permanent secondary *signs* are used for establishment identification, incidental *signs*, traffic direction, and *public utility* and safety information that is required by law.
 - (A) High-rise building identification *wall signs*
 - (B) Incidental *signs*
 - (C) Directional *signs*
 - (D) Establishment identification *signs*
 - (E) Window *signs*
 - (F) *Public utility signs*
 - (G) *Signs* required by law
 - (H) Theater lobby *signs*
 - (I) Address numbers
- (2) Temporary secondary *signs* are used for a specific reason for a specific period of time.
 - (A) Construction site *signs*
 - (B) Real estate *signs*
 - (C) Banner *signs*
 - (D) Special *signs*
 - (E) Pennants, flags, streamers and other similar devices
 - (F) Advertising vehicles
 - (G) Real estate open house directional *signs*
 - (H) *Subdivision* directional and identification *signs*
 - (I) Inflatable displays
 - (J) Window and building *signs*
- (c) *Signs Permitted by Higher Process*

The following are the types of *signs* that may be permitted with a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2.

 - (1) Revolving *projecting signs*
 - (2) *Signs* with automatic changing copy

- (3) Theater *marquees*
- (4) Neighborhood identification *signs*
- (5) Reallocation of *sign* area allowance

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

§142.1220 Primary Sign Regulations

- (a) Each establishment is entitled to a *wall sign* and a *projecting sign* based on the requirements of Sections 142.1225 and 142.1230. *Ground signs* and *roof signs* are permitted on a *premises* basis, and may be installed instead of a *projecting sign*.
- (b) *Signs* in Commercial and Industrial Zones
 - (1) Primary *signs* are regulated according to the applicable commercial or industrial base zone. *Sign* Categories A, B, and C are established as follows to identify applicable sign regulations with the appropriate base zone.
 - (A) *Sign* Category A is applicable in all commercial and industrial zones, except for those precluded in Table 142-12B or in Planned Districts, or except in the Coastal Overlay Zone where Category C shall apply.
 - (B) *Sign* Category B is applicable in all of the CO zones, and all of the IP zones, except in the Coastal Overlay Zone where Category C shall apply.
 - (C) *Sign* Category C is applicable in all of the CN zones and in the commercial and industrial zones within the Coastal Overlay Zone.
 - (2) Section 142.1290 contains separate *sign* regulations for commercial and industrial zones in La Jolla, and Section 142.1291 contains supplemental regulations for commercial zones in Ocean Beach.
- (c) Table 142-12B identifies under what conditions certain types of primary *signs* are permitted in the commercial and industrial zones and the relationship among the sizes of primary *signs*. Allowances may be based on establishment, *premises*, or *street frontage*. This table presents primary *sign* type relationships only and should not be used to calculate allowable *sign* area or number of *signs* allowed. Refer to sections identified in Table 142-12A for regulations.

Table 142-12B
Permitted Primary Signs

Sign Types	Category A General Citywide Commercial and Industrial Zones	Category B CO and IP Zones	Category C CN and Commercial and Industrial Zones in the Coastal Overlay Zone
Wall Signs (See regulations in Section 142.1225)	<p>Minimum of One <i>Sign</i> per Establishment</p> <p>Number and square footage of <i>wall signs</i> is limited only by the area calculation which is based on establishment's <i>street wall</i>, <i>public right-of-way</i> width, and <i>street</i> speed limit. The permitted <i>sign copy area</i> is reduced by the addition of <i>roof signs</i> or <i>projecting signs</i>.</p>	<p>Minimum of One <i>Sign</i> per Establishment</p> <p>Number and square footage of <i>wall signs</i> is limited only by the area calculation which is based on establishment's <i>street wall</i>, <i>public right-of-way</i> width, and <i>street</i> speed limit. The permitted <i>sign copy area</i> is reduced by the choice of <i>projecting signs</i>, with a maximum display area limitation.</p>	<p>Minimum of One <i>Sign</i> per Establishment</p> <p>Number and square footage of <i>wall signs</i> is limited only by the area calculation which is based on establishment's <i>street wall</i>, <i>public right-of-way</i> width, and <i>street</i> speed limit. The permitted <i>sign copy area</i> is reduced by the choice of <i>projecting signs</i>, with a maximum display area limitation.</p>

Sign Types	Category A General Citywide Commercial and Industrial Zones	Category B CO and IP Zones	Category C CN and Commercial and Industrial Zones in the Coastal Overlay Zone
Projecting Signs (See regulations in Section 142.1230)	One <i>Projecting Sign</i> per Establishment <i>Projecting signs</i> are permitted in lieu of projecting roof, roof, or <i>ground signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit. The use of a <i>projecting sign</i> reduces the allowable <i>wall sign</i> area. <i>Projecting signs</i> may be substituted for a <i>ground sign</i> in cases where more than one <i>ground sign</i> is permitted.	One <i>Projecting Sign</i> per Single-establishment <i>Premises</i> Having less than 100 Feet in <i>Street Frontage</i> <i>Projecting signs</i> are permitted in lieu of <i>ground signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit, with a maximum display area limitation.	One <i>Projecting Sign</i> per Single-establishment <i>Premises</i> Having less than 100 Feet in <i>Street Frontage</i> <i>Projecting signs</i> are permitted in lieu of <i>ground signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit, with a maximum display area limitation.
Roof Signs (See regulations in Section 142.1235)	One <i>Roof Sign</i> per <i>Premises</i> In lieu of <i>projecting signs</i> or <i>ground signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit. The use of a <i>roof sign</i> reduces the allowable <i>wall sign</i> <i>copy area</i> .	Not Permitted	Not Permitted
Ground Signs (See regulations in Section 142.1240)	One <i>sign</i> per <i>street frontage</i> for each <i>premises</i> having <i>street frontage</i> . The number of <i>signs</i> increases as <i>street frontage</i> increases. <i>Ground signs</i> are permitted in lieu of <i>roof signs</i> and <i>projecting signs</i> ; however,	One <i>sign</i> per <i>premises</i> per <i>street frontage</i> with a minimum of 100 feet. <i>Ground signs</i> are permitted in lieu of <i>projecting signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed	One <i>sign</i> per <i>premises</i> per <i>street frontage</i> . <i>Ground signs</i> are permitted in lieu of <i>projecting signs</i> . The area is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit, with a

Sign Types	Category A General Citywide Commercial and Industrial Zones	Category B CO and IP Zones	Category C CN and Commercial and Industrial Zones in the Coastal Overlay Zone
	one <i>projecting sign</i> may replace one <i>ground sign</i> when more than one <i>ground sign</i> is allowed on the <i>premises</i> . In addition, one of the <i>ground signs</i> may revolve when more than one <i>ground sign</i> is allowed. The permitted <i>sign area</i> for <i>ground signs</i> is based on <i>street wall</i> , <i>public right-of-way</i> width, and <i>street</i> speed limit.	limit, with a maximum display area limitation.	maximum display area limitation.

- (d) All *street frontage* factors for *sign* allocation are based on *public rights-of-way* with publicly maintained *street* improvements and do not include *alleys* or unimproved *public rights-of-way*.
- (e) Public interest *signs* may use the area of any primary *sign*.
- (f) *Signs* with public service messages are permitted as part of the primary *sign* allowance. The message may have electronically changing copy without a Neighborhood Use Permit subject to the following regulations.
 - (1) The *sign* shall not exceed 25 percent of the maximum permitted area for primary *signs* or 50 square feet, whichever is less.
 - (2) The message shall be contained within the copy area or *sign face* and shall not travel or appear to travel. The message shall remain constant for a period of time with a complete blackout between messages.
 - (3) The *sign* may have electronically changing copy which shall be limited to the following information:

- (A) Time
- (B) Date
- (C) Temperature
- (D) Weather

(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.)

§142.1225 Wall Signs in Commercial and Industrial Zones

The following regulations apply to *wall signs* in all commercial and industrial zone *sign* categories, unless otherwise indicated.

- (a) A minimum of one *wall sign* per establishment is permitted. *Wall signs* are permitted alone or in combinations with other primary *signs*.
- (b) Table 142-12C provides the basis for calculating the *wall sign copy area* for establishments along a single *street frontage*. The permitted *sign copy area* is based on the length of the establishment's *street wall* and the width of the adjacent *public right-of-way*.

Table 142-12C
Calculation of Wall Sign Copy Area
on a Single Street Frontage

Public Right-of-way Width	Sign Category A		Sign Category B	Sign Category C
	Wall Signs Only. No Roof Signs or Projecting Signs	1) Wall Signs and Roof Signs or Projecting Signs; or 2) Wall Signs on a Building with One High-rise Wall Sign	Wall Signs and Projecting Signs	Wall Signs and Projecting Signs
<i>Public right-of-way width 60 feet or less ⁽¹⁾</i>	For wall sign copy area, multiply the establishment's street wall by 3 feet	For wall sign copy area, multiply the establishment's street wall by 3/4 feet	For wall sign copy area, multiply the establishment's street wall by 3/4 feet	For wall sign copy area, multiply the establishment's street wall by 3/4 feet
<i>Public right-of-way width 60 feet or greater</i>	For wall sign copy area, multiply the establishment's street wall by 3-3/4 feet	For wall sign copy area, multiply the establishment's street wall by 1 foot	For wall sign copy area, multiply the establishment's street wall by 1 foot	For wall sign copy area, multiply the establishment's street wall by 1 foot
Maximum wall sign copy area	350 square feet	200 square feet	200 square feet	100 square feet
Minimum wall sign copy area for each establishment	75 square feet or 25 percent of the total area of establishment's street wall, whichever is less	20 square feet or 25 percent of the total area of establishment's street wall, whichever is less	20 square feet or 25 percent of the total area of establishment's street wall, whichever is less	20 square feet or 25 percent of the total area of establishment's street wall, whichever is less

Footnote to Table 142-12C

- ¹ Where a *public right-of-way* width is developed to 60 feet or less, but is designated as a major *street* or a primary arterial by the applicable *land use plan*, the *wall sign copy area* shall be based on the 60 feet or greater calculation.

(c) General Regulations for All *Wall Signs*

- (1) Table 142-12C calculates the total *wall sign copy area* available to all establishments on multiple *floors* of the same portion of the *streetwall* of the building. The establishments on upper *floors* may share the permitted *wall sign copy area* or may use the minimum *wall sign copy area* for each establishment in the last row of Table 142-12C.
- (2) For *premises* that have more than one *street frontage*, each *street frontage* is considered separately for calculating the permitted *wall sign copy area*.
- (3) *Wall signs* are permitted along *street frontages* where access rights to the *public right-of-way* have been waived or taken for public safety or traffic circulation purposes.
- (4) *Premises* fronting on more than one *public right-of-way* may not combine allowable *signs* for one frontage with another frontage for the purpose of placing the combined area of *signs* on any one wall.
- (5) *Walls signs* may be internally or externally illuminated.
- (6) *Walls signs* that either project more than 18 inches from a building wall or are illuminated by self-supporting light fixtures that extend more than 18 inches over the *parkway* are considered to be *projecting signs* and shall comply with the regulations of Section 142.1230.

(d) Locational Regulations for all *Wall Signs*

- (1) Allowable *wall signs* may be placed only on the tenancy of the building on which the allowance is computed except that a primary occupant of a building, as designated in writing to the City Manager by the property owner, may use its *wall sign copy area* allocation for a *sign* on a parapet of the building not within its own tenancy.
- (2) Unused *wall sign copy area* that is permitted on an establishment's *street wall* may be used instead on its nonfrontage wall provided that the *wall sign copy area* on the nonfrontage wall does not exceed that which would be permitted on a single *street frontage*. This area may not be transferred to a wall facing an *alley* or a separately owned parking *lot*.

- (3) *Wall signs on premises* with a high-rise building identification *wall sign* shall not be placed above the minimum building height in the ranges indicated in Table 142-12J.
- (4) *Architectural projections* that meet the following criteria may be used as wall space for locating a *wall sign*:
 - (A) The projection has a vertical face that is parallel to the face of the building,
 - (B) The projection does not project above the *roof line*, and
 - (C) The projection does not project over the *parkway*.
- (5) *Wall Signs on Architectural Appendages*
Wall signs may be placed on an architectural appendage that is an integral part of the building, projects over the *roof line*, and is perpendicular to the *public right-of-way* subject to the following regulations.
 - (A) The appendage must be incorporated into the face of the building that is adjacent to the *public right-of-way*.
 - (B) The *sign* must be in lieu of any *roof signs* or *projecting signs* on the *premises*.
 - (C) The *sign* must not project over the *parkway*.
 - (D) The area of the *sign* may not exceed the permitted *sign* area or height for a *roof sign* as indicated in Section 142.1235.
 - (E) The *sign* must be located in a *sign* category that permits *roof signs*.
 - (F) *Signs* installed or painted on the vertical surface of a marquee or other architectural projection are not subject to height or projection requirements but may not project horizontally or vertically beyond any edge of the marquee or architectural projection.
- (6) *Wall Signs on Buildings Facing Parking Lots*
Premises that are adjacent to a separately owned parking *lot* that abuts a *public right-of-way* may place a *wall sign* on the side of the building facing the *public right-of-way* subject to the following regulations.

- (A) There may be only one separately owned parking lot between the building wall and the *public right-of-way*.
- (B) The *sign* may not exceed the permitted *sign copy area* for a *wall sign* on that wall.
- (C) The *sign copy area* permitted for this wall may not transferred to any other wall or to this wall from any other wall.
- (D) The *sign* may not project over the *property line* between the two *premises*.

(7) *Wall Signs on Alleys*

Wall signs are permitted on the wall of a building fronting an *alley* to identify the building occupant subject to the following regulations.

- (A) The permitted *sign copy area* is 1 square foot per foot of *building facade* on the *alley*.
- (B) The *wall sign copy area* may not be transferred to the *alley* wall from any other wall or to any other wall from the *alley* wall.
- (C) The *sign* may not project into or over the *alley*.
- (D) The *sign* may not project above the eave or parapet of the building wall or beyond the sides of the building.

(8) *Wall Signs on Awnings*

All or a portion of a *street* wall's permitted *wall sign copy area* may be used on *awnings* subject to the following regulations.

- (A) The *sign* must be parallel to the *building facade* being used to calculate the *wall sign* allowance.
- (B) The permitted *sign* area will be calculated on the *sign copy area*, not the area of the *awning*.
- (C) The *building facade* with the *awning sign* may not also have a *projecting sign*.

(9) *Wall Signs on Mansard or False Roofs*

Wall signs may be located on a mansard or false roof that does not vary more than 45 degrees from vertical subject to the following regulations.

- (A) The maximum *wall sign copy area* that may be located on a mansard or false roof shall be a portion of the *street wall's* permitted *wall sign copy area* and shall not be greater than 50 percent of the permitted *sign copy area* specified in Table 142-12C.
 - (B) The *wall sign copy area* on a mansard or false roof is not in addition to the maximum permitted area *wall signs*.
 - (C) *Wall signs* on a mansard or false roof may not be used when a *projecting or roof sign* is located on the *premises*.
 - (D) The entire *sign*, except for the *sign copy area*, and the entire *sign support structure* shall be fully enclosed and finished in the same material as the mansard or false roof.
 - (e) *Wall Signs Extending Above the Roof*
 - (1) *Wall signs* that extend above the *roof line* or the top of the parapet wall are permitted in *sign* categories "A" and "B" only.
 - (2) *Wall signs* may extend above the *roof line* subject to the following regulations.
 - (A) The *sign* shall be mounted flush to a vertical wall.
 - (B) The *sign* shall be placed only on a single-story building.
 - (C) The *sign* shall be mounted so that the top of the *sign* is not greater than 16 feet above the ground.
 - (D) The portion of the *sign* that projects above the parapet shall not exceed 33-1/3 percent of the height of the *sign*.
 - (E) The establishment shall not have a *roof sign*.
 - (F) The establishment shall not have a *projecting sign* that projects over the parapet wall or *roof line*.
 - (G) The establishment shall not have a mansard or false roof *sign*.
- (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.)

§142.1230 Projecting Signs in Commercial and Industrial Zones

The following regulations apply to *projecting signs* that project more than 18 inches from a building wall in all commercial and industrial *sign* categories, unless otherwise indicated.

- (a) A *projecting sign* is permitted for each establishment with accessible *street frontage*, in lieu of ground or *roof signs*.
- (b) Table 142-12D provides the permitted *sign* area, the number of *signs* permitted per establishment with *street frontage*, and the maximum permitted height for *projecting signs*.

**Table 142-12D
Maximum Allowances for Projecting Signs
On single Street Frontage Premises**

Maximum Allowances	Sign Categories		
	A	B	C
Permitted Sign Area ⁽¹⁾ (Based on the width of the adjacent <i>public right-of-way</i> and <i>street</i> speed limit)			
<i>Public Right-of Way</i> Width ⁽²⁾ /Street Speed Limit			
60 feet or less /15-20 MPH	32 sf	32 sf	32 sf
“ /25-30 MPH	50 sf	50 sf	50 sf
“ /35-45 MPH	60 sf	60 sf	60 sf
“ /50 + MPH	90 sf	60 sf	60 sf
Greater than 60 feet /15-20 MPH	32 sf	32 sf	32 sf
“ /25-30 MPH	50 sf	50 sf	50 sf
“ /35-45 MPH	60 sf	60 sf	60 sf
“ /50 + MPH	160 sf	60 sf	60 sf
Number of Signs per Establishment with Street Frontage			
<i>Street frontage</i> less than or equal to 250 feet	1	1	1
<i>Street frontage</i> greater than 250 feet	2	-	-
Minimum Horizontal Distance Between Projecting Signs	10 feet	10 feet	10 feet

Maximum Allowances	Sign Categories		
	A	B	C
Maximum Height and Maximum Projection over <i>Parkways</i>	See Table 142-12E for the allowable combinations of projection and height for <i>projecting signs</i> .		

Footnotes for Table 142-12D

- ¹ The *sign* area indicated is for a single face. If a *sign* has two or more faces, the *sign* area is doubled.
- ² Where a *public right-of-way* is developed to 60 feet in width or less, but is designated as a major *street* or primary arterial by the applicable *land use plan*, the *roof sign* area shall be based on the greater than 60 feet *public right-of-way* width.

- (c) *Projecting signs* are permitted a maximum projection over *parkways*. Table 142-12E provides the allowable combinations for projection over the *parkway* and height.

Table 142-12E
Maximum Projection and Height for Projecting Signs

Height (Distance between the <i>parkway</i> or <i>grade</i> and the bottom of the <i>sign</i>)	Maximum Diagonal Projection over the <i>Parkway</i> (For corner <i>signs</i> at a 45-degree angle. This column may be used only if an establishment has no more than one <i>projecting sign</i> .)	Maximum Projection over the <i>Parkway</i> (For <i>signs</i> other than corner <i>signs</i>)
8 feet	1 foot	1 foot
9 feet	1 foot and 8 inches	1 foot and 6 inches
10 feet	2 feet and 4 inches	2 feet
11 feet	3 feet	2 feet and 6 inches
12 feet	3 feet and 8 inches	3 feet
13 feet	4 feet and 4 inches	3 feet and 6 inches
14 feet	5 feet	4 feet

Height (Distance between the <i>parkway</i> or <i>grade</i> and the bottom of the <i>sign</i>)	Maximum Diagonal Projection over the <i>Parkway</i> (For corner <i>signs</i> at a 45-degree angle. This column may be used only if an establishment has no more than one <i>projecting sign</i> .)	Maximum Projection over the <i>Parkway</i> (For <i>signs</i> other than corner <i>signs</i>)
15 feet	5 feet and 8 inches	4 feet and 6 inches
16 feet and greater	6 feet and 4 inches	5 feet

(d) General Regulations for *Projecting Signs*

- (1) The *projecting sign* shall only be placed along the *street frontage* portion of the *premises* that is occupied by the establishment.
- (2) All *projecting signs*, regardless of whether they project over public or private property, shall be subject to the regulations of this section.
- (3) A *projecting sign* is permitted only in lieu of ground or *roof signs*. However, if an establishment is permitted to have two *ground signs*, a *projecting sign* may be substituted for one of the *ground signs*. When a *ground sign* and a *projecting sign*, or two *projecting signs*, are installed by the same establishment on the same *street frontage*, the area of the two *signs* shall be reduced to one-half of the maximum *sign* area permitted by Tables 142-12D and 142-12H.
- (4) *Projecting signs* may be illuminated. All illuminated *signs* projecting over a *parkway*, except for *marquee* and entrance *awning signs*, must be internally illuminated.
- (5) For *Sign Category B* only, *projecting signs* shall comply with the following:
 - (A) The *sign face* shall be parallel to the face of the building, and
 - (B) The *sign* shall not project above the eaves or parapet of the building.
- (6) *Projecting signs* are permitted to revolve only if a Neighborhood Use Permit for revolving *projecting signs* has been issued in accordance with Chapter 12, Article 6, Division 2 (Neighborhood Use Permit Procedures) and Section 141.1101.

- (7) *Signs on Marquees (Non-Theater) and Entry Awnings*
 - (A) *Signs* may be mounted directly to the bottom of a *marquee* or *architectural projection* subject to the following regulations.
 - (i) The *sign* area shall not exceed 4 square feet per side.
 - (ii) The vertical dimension of the *sign* shall not exceed 12 inches.
 - (iii) The bottom of the *sign* shall be at least 8 feet above *grade*.
 - (iv) The *sign* shall be symmetrically placed along a center line running parallel or perpendicular to the *building facade* and the outer edge of the *marquee*.
 - (B) All *signs* that are installed on a *marquee* or *architectural projection* shall be included as part of the permitted *sign* area for *projecting signs* on the *premises*.
 - (C) *Signs* that are attached to a *marquee* or other *architectural projection* that projects over a *parkway* shall comply with this section.
 - (D) *Signs* installed or painted on the vertical surface of a *marquee* or other *architectural projection* are not subject to height or projection requirements but may not project horizontally or vertically beyond any edge of the *marquee* or *architectural projection*.
- (e) Locational Regulations for *Projecting Signs*
 - (1) *Projecting signs* shall meet the following minimum clearances:
 - (A) *Signs* that project above a *parkway* shall have a minimum clearance of 8 feet from the bottom of the *sign* to the *grade* below;
 - (B) *Signs* shall not project over *alleys*; and

- (C) *Signs* that project over vehicular traffic areas on the *premises* and have a minimum clearance that is less than 16 feet, shall be labeled with the clearance height at the bottom of the *sign* with letters that are legible from a distance of at least 30 feet.
- (2) *Projecting signs* may not be installed within five feet of the ground *floor* leasehold of an adjacent establishment.
- (3) An establishment with 25 feet or more *street frontage* may have a *sign* that projects perpendicularly beyond a *property line*, provided that it projects no more than 5 feet, or two-thirds of the distance between the inside edge of the sidewalk and the face of the curb, whichever is less.
- (4) An establishment with less than 25 feet of *street frontage* may have a *sign* that projects 4 feet or less beyond a *property line*.
- (5) A minimum horizontal distance of 10 feet shall be provided between *projecting signs*.
- (6) *Projecting signs* may not project above the *roof line* at the wall.
- (7) *Signs* may project above the top of the parapet wall subject to the following regulations.
 - (A) The *projecting sign* shall only be placed on a single-story building.
 - (B) The *sign* shall not project more than 2 feet vertically above the top of the parapet.
 - (C) The uppermost point of the *sign* shall not exceed 16 feet in height.
 - (D) The portion of the *sign* that projects above the parapet shall not exceed 33-1/3 percent of the vertical dimension of the *sign*.
 - (E) A *roof sign* shall not be located on the *premises*.
 - (F) The establishment shall not have a *wall sign* that extends above the parapet.

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

§142.1235 Roof Signs in Commercial and Industrial Zones

The following regulations apply to *roof signs*, which are permitted only in *Sign* Category A of the commercial and industrial zone *sign* categories.

- (a) One *roof sign* shall be permitted per *premises*. *Roof signs* are permitted only in lieu of ground or *projecting signs*. *Roof signs* may be located only on *premises* with accessible *street frontage*. *Roof signs* are not permitted on buildings with high-rise building identification *wall signs* as described in Section 142.1250.
- (b) Table 142-12F provides the permitted *sign* area for *roof signs*. The *sign* area is determined by the width of the *public right-of-way* fronting the *premises* and the *street* speed limit on that *public right-of-way*.

**Table 142-12F
Permitted Sign Area and Height for Roof Signs**

Maximum Allowances	Sign Categories		
	A	B	C
Permitted Sign Area⁽¹⁾ (Based on the adjacent <i>public right-of-way</i> width and <i>street</i> speed limit)			
<i>Public Right-of-way</i> Width ⁽²⁾ /Street Speed Limit			
60 feet or less /15-20 MPH	16 sf	Not Permitted	Not Permitted
“ /25-30 MPH	25 sf		
“ /35-45 MPH	50 sf		
“ /50+ MPH	75 sf		
Greater than 60 ft /15-20 MPH	25 sf	Not Permitted	Not Permitted
“ /25-30 MPH	50 sf		
“ /35-45 MPH	75 sf		
“ /50+ MPH	100 sf		
Freeway-oriented <i>signs</i>	300 sf	Not Permitted	Not Permitted

Footnotes for Table 142-12F

- ¹ The permitted *sign* area is for a single face. If a *sign* has two faces, the *sign* area is doubled.

- ² Where a *public right-of-way* is developed to 60 feet in width or less, but is designated as a major *street* or a primary arterial by the applicable *land use plan*, the *roof sign* area shall be based on the greater than 60 feet *public right-of-way* width.

- (c) The maximum height of *roof signs* is a combination of the building height and the maximum vertical dimension of the *sign*. The maximum vertical dimension includes the height of the *sign* plus any space that is required for clearance under the *sign*. The maximum total permitted height of the building and the *sign* is the measurement of the average elevation of the *premises* or the elevation of the centerline of the adjacent *street* at the point closest to the *sign*, whichever is lower, to the uppermost point of the *sign*. Table 142-12G provides the maximum height and vertical dimensions for *roof signs*.

Table 142-12G
Maximum Height and Vertical Dimensions for Roof Signs

Type of Roof Sign	Building Height	Maximum Vertical Dimension	Maximum Total Permitted Height of Building and Sign
Nonfreeway-oriented	0 - 15 feet	7 feet	30 ⁽¹⁾
	16 - 20 feet	10 feet	
Freeway-oriented	21 - 25 feet	7 feet	50 ⁽¹⁾
	26 - 30 feet	8 feet	
	31 - 35 feet	9 feet	
	36 - 40 feet	10 feet	

Footnote for Table 142-12G

- ¹ See Section 142.1235(e)(2)

- (d) General Regulations for All *Roof Signs*
- (1) *Roof signs* shall have no more than two parallel faces.
 - (2) *Roof signs* are not permitted to revolve.
 - (3) All projecting *roof signs* must be internally illuminated.

(e) Locational Regulations for All *Roof Signs*

- (1) All *roof signs* shall be set back a minimum of 3 feet from the edge of all outside building walls on which the *sign* is located, unless the following circumstances exist:
 - (A) The lower edge of the *sign* is at least 7 feet above the top of the building wall and the surface of the roof; and
 - (B) The *sign* occupies 25 percent or less of the length of the building elevation above which the *sign* is located.
- (2) *Roof signs* that are located on a *premises* with a boundary within 100 feet of a residentially zoned property shall not exceed 20 feet in height unless one of the following circumstances exist:
 - (A) The *sign* is located more than 100 feet from the boundary of the residentially zoned property; or
 - (B) The entire *premises* is within 100 feet of the boundary of the residentially zone property, and the *sign* is located on the 25 percent of the *premises* that is farthest from that property;
- (3) *Roof signs* may project over *parkways* provided that the following circumstances exist:
 - (A) The *sign* pertains to an establishment or activity that is within the building on which the *sign* is located;
 - (B) The portion of the *sign* projecting into the *parkway* does not exceed 33-1/3 percent of the total *roof sign* area;
 - (C) The *sign* does not exceed the permitted *sign* area for *roof signs* in Table 142-12F; and
 - (D) The *sign* does not exceed the maximum projection provision for *projecting signs* in Table 142-12E.

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

§142.1240 Ground Signs in Commercial and Industrial Zones

The following regulations apply to *ground signs* in all commercial and industrial zone *sign* categories, unless otherwise indicated.

- (a) One *ground sign* is permitted for each *premises* with accessible *street frontage*, regardless of *street frontage* length. In *Sign Category A* only, the number of *ground signs* increases as the *street frontage* lengthens. *Ground signs* are permitted in lieu of roof and *projecting signs*.
- (b) *Signs* shall not exceed a height of 3 feet within a *visibility area*. For determination of the *visibility area* see Chapter 11, Article 3, Division 2 (Rules for Calculation and Measurement).
- (c) Table 142-12H provides the general regulations for *ground signs*.

**Table 142-12H
Maximum Allowances for Ground Signs**

Maximum Allowances		Sign Categories		
		A	B	C
Permitted Sign Area (Based on the Width of the Adjacent <i>Public Right-of-way</i> and <i>Street Speed Limit</i>)				
<i>Public Right-of-way</i> Width / <i>Street Speed Limit</i>				
60 feet or less	/15-20 MPH	32 sf	50 sf	32 sf
“	/25-30 MPH	50 sf	50 sf	50 sf
“	/35-45 MPH	100 sf	100 sf	100 sf
“	/50+ MPH	150 sf	150 sf	100 sf
More than 60 ft	/15-20 MPH	50 sf	50 sf	50 sf
“	/25-30 MPH	100 sf	100 sf	100 sf
“	/35-45 MPH	150 sf	150 sf	100 sf
“	/50+ MPH	200 sf	150 sf	100 sf
Freeway-oriented <i>signs</i>		300 sf	Not permitted	Not permitted
Number of Signs per Street Frontage		1	1 ⁽⁶⁾	1

Maximum Allowances	Sign Categories		
	A	B	C
<i>Street frontage</i> greater than 250 feet (Where a <i>premises</i> of 4 acres or more fronts on a <i>street</i> that abuts a <i>freeway</i> , the <i>premises</i> shall be allowed one <i>sign</i> totaling 250 square feet. If the <i>premises</i> has more than 250 feet of <i>street frontage</i> on a <i>street</i> that abuts a <i>freeway</i> , two signs of 200 square feet each separated by a minimum of 100 feet shall be permitted.)	One additional <i>sign</i> for each additional 250 feet of <i>street frontage</i> ⁽²⁾	-	-
Maximum Height ⁽⁵⁾	30 ft	15 ft	8 ft
Freeway-oriented ⁽³⁾	50 ft	Not Permitted	Not Permitted
<i>Premises</i> located within 100 feet of residentially zoned property ⁽⁴⁾	20 ft	15 ft	8 ft
<i>Visibility areas</i> (see Section 113-0273)	3 ft	3 ft	3 ft
Required Setbacks	<i>Ground signs</i> shall not be placed in the interior side or rear yards. <i>Ground signs</i> may be placed within the required front and street side yard in accordance with Section 142.1240(e)(4).		

Footnotes for Table 142-12H

- ¹ The permitted *sign* area is for a single face. If a *ground sign* has two or more faces, the permitted *sign* area is doubled. *Signs* may have more than two faces, but the *sign* area shall not exceed twice that permitted above⁽¹⁾. See Section 142.1240(d)(3).
- ² See Section 142.1240(d)(3).
- ³ See Section 142.1240(d)(2).
- ⁴ See Section 142.1240(e)(2).
- ⁵ The height of *ground signs* shall be measured from the *grade* at the centerline of the adjacent *public right-of-way* to the top of the *sign* or *sign structure*, whichever is higher. The height of any portion of the *sign* or *structure* shall not exceed the maximum permitted height as specified in this table.
- ⁶ *Ground signs* are not permitted on *premises* having less than 100 feet of *street frontage*.

(d) General Regulations for *Ground Signs*

- (1) For *premises* that have more than one *street frontage*, each *street frontage* is considered separately for calculating the permitted *ground sign* area.
- (2) Freeway-oriented *signs* are permitted, provided that the *sign* is one of the permitted *ground signs* and not an additional *sign*. No more than one freeway-oriented *sign* is permitted per *premises*.
- (3) For *premises* in *Sign Category A* only, the following apply.
 - (A) Where more than one *sign* is located on the same *street frontage*, the display area of each *sign* shall be reduced to 50 percent of that permitted in Table 142-12H.
 - (B) For single occupancy *premises*, the establishment may combine the allowable *sign* area of two or more *ground signs* into one *sign*, provided that the *sign* area does not exceed one-half square foot per foot of *street frontage* along the same *public right-of-way*, or 200 square feet, whichever is less.
 - (C) *Ground signs* may project over the roof of a building provided that the following circumstances exist:
 - (i) There are no other *ground signs*, *roof signs*, or *projecting signs* on the *premises*;
 - (ii) The *sign* does not revolve;
 - (iii) The *sign* complies with the permitted *sign* area specified in Table 142-12F; and
 - (iv) The *sign* does not exceed the maximum permitted vertical dimensions for *roof signs* as specified in Table 142-12G.
- (4) A *ground sign* is considered to be projecting when any portion of the *sign* penetrates a vertical plane connecting the outer eaves of a building or *structure* or the outer edges of the parapet wall.
- (5) *Ground signs* may project over a *parkway* subject to the following regulations.
 - (A) The *sign* height shall not exceed 16 feet;
 - (B) The *sign* shall not exceed the projection permitted in Table 142-12E;
 - (C) The *sign* shall not exceed the permitted *sign* area specified in Table 142-12D; and

- (D) If the *sign* projects above a traffic area, such as a driveway or parking *lot* aisle, the minimum clearance between the bottom of the *sign* and the ground shall be 8 feet. When the clearance is less than 16 feet, the *sign* shall be clearly labeled at the bottom of the *sign* with letters that are legible from a distance of 30 feet.
- (6) *Ground signs* may be internally illuminated or externally illuminated.
- (e) Locational Regulations for *Ground Signs*
 - (1) *Ground signs* may be installed only on the *street frontage* used for determining the *ground sign* allowable area.
 - (2) *Ground signs* that are located on a *premises* with a *property line* within 100 feet of a residentially zoned property shall not exceed 20 feet in height unless one of the following circumstances exists:
 - (A) The *sign* is located more than 100 feet from the boundary of the residentially zoned property; or
 - (B) The entire *premises* is within 100 feet of the boundary of the residentially zone property, and the *sign* is located on the 25 percent of the *premises* that is farthest from that property. The *sign* shall not exceed the maximum height permitted in Table 142-12H.
 - (3) All *ground signs*, except for *freeway-oriented*, shall only be placed along the *street frontage* of the *premises* used for determining the *ground sign* allowance. *Freeway-oriented signs* may be located on any portion of the *premises* except within the *setbacks*.
 - (4) *Ground signs* may be located in required front and street side yards subject to the following limitations.
 - (A) *Signs* located between 0 and 15 feet from the *public right-of-way*:

Maximum height:	3 feet
Permitted <i>sign</i> area:	33 percent of the maximum permitted area in Table 142-12H
 - (B) *Signs* located 15 feet and up to 25 feet from the *public right-of-way*:

Maximum height:	6 feet
Permitted <i>sign</i> area:	66 percent of the maximum permitted area in Table 142-12H

- (C) When more than one *ground sign* is permitted on a *premises*, and if the *signs* are located in the front or street side yards, the permitted *sign* area shall be reduced in accordance with the limitations in Section 142.1240(e)(4)(A) and (B) and by an additional 50 percent as required by Section 142.1240(d)(3)(A).
- (f) **Revolving Ground Signs**
 - (1) *Ground signs* are permitted to revolve in *Sign* Category “A” only.
 - (2) Single occupancy *premises* with two or more *street frontages* are allowed to have a revolving *ground sign* subject to the following regulations.
 - (A) No other ground, roof, or *projecting signs* are permitted on the *premises*;
 - (B) The *sign* area shall not exceed one-half of that permitted in Table 142-12H;
 - (C) The maximum speed of revolution shall not exceed 6 revolutions or cycles per minute; and
 - (D) The *sign* shall be installed at least 100 feet from the *property line* of a residentially zoned property.
- (g) **Ground Sign Pole Covers**

Where *ground signs* are supported by poles, covers may be added onto those poles to improve the aesthetic quality of the *ground sign* in accordance with the following regulations.

 - (1) Pole covers shall not contain *signs* or *sign copy area*.
 - (2) The average combined width of all pole covers for an individual *ground sign* shall not exceed an average of 50 percent of the width of the largest *sign face*.
 - (3) Exception: For pole covers that are designed with vertical and horizontal faces that are a minimum of 50 percent transparent or open, the average combined width of all pole covers for an individual *ground sign* shall not exceed 75 percent of the width of the largest *sign face*.
 - (4) The maximum width of any element of any pole cover shall not exceed the width of the largest *sign face*.

- (5) The maximum thickness of any pole cover shall not exceed the maximum thickness of the largest *sign face*.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)

§142.1245 Secondary Signs in Commercial and Industrial Zones

The following regulations apply to secondary *signs* in all commercial and industrial zone *sign* categories, unless otherwise indicated.

- (a) Secondary *signs* may be either permanent or temporary.
- (b) The area for secondary *signs* is not included in the calculation for the allowable *sign* area for primary *signs* unless otherwise noted.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1250 Permanent Secondary Signs in Commercial and Industrial Zones

- (a) Table 142-12I identifies the type of permanent secondary *signs* permitted in the different *sign* categories.

Table 142-12I
Permanent Secondary Signs

Type of Permanent Secondary Sign	Sign Categories A, B, and C
	Number and Size of Permanent Secondary Signs
High-rise Building Identification wall Signs	
Number of Signs Permitted	One sign per facade on buildings that have a height of 100 feet or greater for building identification only
Additional Regulations	See Section 142.1250(b)
Establishment Identification	Permitted under certain conditions - See Section 142.1250 (c)
Incidental	
Number of Signs Permitted	Maximum four signs permitted per ground sign structure or building wall
Permitted Sign Area	Any one sign shall not exceed 6 square feet; the total area of all signs shall not exceed 10 square feet
Additional Regulations	See Section 142.1250(d)
Directional	
Number of Signs Permitted	One sign permitted at each driveway
Permitted Sign Area	Each sign shall not exceed 12 square feet
Permitted Height	8 feet
Additional Regulations	See Section 142.1250(e)
Window	
Number of Signs Permitted	Permitted - See Section 142.1250(f)
Permitted Sign Area	Not to exceed 30 percent of the window area. Letters may not be greater than 6 inches in average height, and logos may not exceed 16 inches in any dimension

Type of Permanent Secondary Sign	Sign Categories A, B, and C
	Number and Size of Permanent Secondary Signs
Public Utility and Safety Signs Required by Law	Permitted as required by law or ordinance - See Section 142.1250(g)
Theater Lobby	Permitted - See Section 142.1250(h)
Signs Required by Law to Be Visible from the Public Right-of-way	Exempt from this division provided that the <i>signs</i> do not exceed the minimum dimensions required by law. See Section 142.1250(i)
Address Numbers	
Exempt from this division if the numbers meet the following criteria:	
Permitted <i>sign</i> Area	4 square feet
Maximum height of Numbers	12 inches
Address numbers that do not meet the above criteria	See Section 142.1250(j)
Directories	
Number of <i>Signs</i> Permitted	One <i>sign</i> per entrance from a public <i>street</i>
Permitted <i>Sign</i> Area	24 square feet per <i>sign face</i>
Maximum Permitted Height	6 feet
Additional Regulations	See Section 142.1250(k)

(b) High-Rise Building Identification *Wall Signs*

- (1) In *Sign* Category A only, buildings in excess of 100 feet in height shall be permitted additional *wall sign copy area* for building identification purposes subject to the following regulations.
 - (A) The high-rise building identification *wall sign* shall be placed on a building at a minimum height of 100 feet, above the uppermost row of windows, and not within 5 feet of the top of a parapet wall.
 - (B) The high-rise building identification *sign copy area* shall not be included in the calculation of primary *wall sign* area.

- (C) A *premises* containing a building with a high-rise *wall sign* shall not be entitled to a *roof sign*.
 - (D) High-rise *wall sign* area shall not be transferred from one *building facade* to any other *building facade*.
 - (E) High-rise *wall signs* shall not project more than 18 inches from a building wall, nor shall they be illuminated by self-supporting light fixtures that extend more than 18 inches over a *parkway*.
 - (F) The *sign* shall comply with area and *setback* requirements determined by reference to Table 142-12J.
 - (G) The *sign* shall be placed in its entirety within the Building Height Measurement Category in Table 142-12J. The height of the *sign* is measured from the average *grade* of the building immediately below the *sign* to the uppermost point of the *sign copy area*.
- (2) Table 142-12J provides the basis for calculating the high-rise building identification *wall sign copy area* and the minimum distance the *sign* must be set back from the building edge. The permitted *sign copy area* is based on the height of the building and the width of the *building facade* at the uppermost point of the *sign copy area*. The required *setback* is based on the height of the *sign*.

Table 142-12J
High-Rise Building Identification Wall Sign Calculations

Building Height Measurement Category	Sign Area Factor	Sign Setback
Elevation at which uppermost point of <i>sign copy area</i> may be located.	For <i>sign</i> area, multiply the width of the <i>building facade</i> at the uppermost point of the <i>sign copy area</i> , by the factor below that corresponds to the height of the <i>sign</i> .	The minimum distance that the <i>sign</i> must be set back from each vertical edge of the <i>building facade</i> is based on the uppermost point of the <i>sign copy area</i> .
100 - 150 feet	5 square feet	5 feet
151 - 200 feet	6 square feet	6 feet
201 - 300 feet	7 square feet	7 feet
301 feet and greater	8 square feet	8 feet

- (c) Establishment identification *wall signs*, which identify the name or symbol of an establishment, the operation of an establishment, or the products or services available on the *premises*, shall not be included in the calculation of allowable primary *sign* area, provided that the following criteria are met:
 - (1) The *sign* has non illuminated letters;
 - (2) The *sign* lettering does not exceed 3 inches in average height; and
 - (3) The *sign* area does not exceed 4 square feet.
- (d) Incidental *signs* that pertain to goods, products, services, or facilities that are available on the *premises* where the *sign* is located are permitted subject to the following regulations:
 - (1) Incidental *signs* may be located on *ground signs* or on a building wall.
 - (2) Incidental *signs* may not be attached perpendicularly to a wall.
 - (3) Incidental *signs* are limited to the following information:
 - (A) Trading stamps,
 - (B) Credit cards accepted,
 - (C) Notices of services or restrictions, and
 - (D) Trade affiliations or public interest messages.
- (e) Directional *signs*, which are for the sole purpose of directing traffic or pedestrians, shall have at least 50 percent of the *sign* area used for providing direction and shall observe *visibility area* restrictions.
- (f) Permanent window *signs* shall be permanently affixed to the exterior window.
- (g) *Public utility* and safety *signs* that are required by law are exempt from this division.
- (h) Theater lobby *signs* located on the walls of lobbies that are roofed and open on one side only shall not be calculated as permitted *wall sign* area, if any of the following circumstances exists:
 - (1) The *sign* is perpendicular to the fronting *public right-of-way* on the open side of the lobby;
 - (2) The open side of the lobby does not front a *public right-of-way*; or
 - (3) The *sign* is located within the lobby and is not intended to be visible to passing vehicular traffic.

- (i) *Signs* that are required by law to be visible from the *public right-of-way* are exempt from this division provided that the *signs* do not exceed the minimum dimensions required by law. *Signs* that exceed the minimum dimensions shall be subject to this division to the extent that the minimum dimensions are exceeded. *Signs* required by law other than *public utility* and safety *signs* that do not have specified minimum dimensions shall be subject to this division.
- (j) Address numbers that exceed the applicable height and area requirements from Table 142-12I shall be calculated as permitted *wall sign* area.
- (k) Directory *signs*, which list the names or uses in a building or on a *premises*, may be either primary *wall signs* or *ground signs* as permitted for the *premises*. Ground directory *signs* are subject to the minimum *setbacks* established by the applicable zones.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)
(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

§142.1255 Temporary Secondary Signs in Commercial and Industrial Zones

- (a) Temporary *signs* shall not be directly illuminated.
- (b) Temporary *signs* shall not be permanently installed or affixed to any *sign structure* or building.
- (c) Table 142-12K identifies the type of temporary secondary *signs* permitted in the different *sign* categories.

Table 142-12K
Temporary Secondary Signs

Type of Temporary Secondary <i>Sign</i>	<i>Sign</i> Categories A, B, and C
Construction Site	
Number of <i>Signs</i> Permitted	One <i>sign</i> per <i>street frontage</i> Any single <i>street frontage</i> that is greater than 500 feet may have one additional <i>sign</i>
Permitted <i>Sign</i> Area	160 square feet
Maximum Permitted Height	20 feet
Additional Regulations	See Section 142.1255(d)
Real Estate (either ground or <i>wall signs</i>)	
Number of <i>Signs</i> Permitted	Permitted <i>sign</i> area based on <i>street frontage</i> may be divided among more than one <i>sign</i>
Permitted <i>Sign</i> Area (total area for all <i>signs</i> on the property) based on length of the <i>street frontage</i>	
0-100 feet	32 square feet
101-300 feet	64 square feet
301-500 feet	96 square feet
501 feet and greater	160 square feet
Maximum Permitted Height	
Ground Real Estate <i>Sign</i>	20 feet
Wall Real Estate <i>Sign</i> (may be banners)	<i>Signs</i> shall not be placed above the parapet or <i>roof line</i> of a building
<i>Sign</i> Dimensions	The horizontal dimension shall not exceed 2-1/2 times the vertical dimension
Additional Regulations	See Section 142.1255 (e)
Real Estate Open House Directional for Multiple Dwelling Unit Residential Uses in Commercial and Industrial Zones.	

Type of Temporary Secondary Sign	Sign Categories A, B, and C
Permitted Sign Area (total area for all sides)	4 square feet
Additional Regulations	See Section 142.1255(f)
Inflatable Displays	
Number of Displays Permitted	3 displays per <i>premises</i>
Permitted Sign Area	A combined total of 1500 square feet of cross section area for all displays on the <i>premises</i>
Maximum Permitted Height	45 feet from the ground to the apex of the display
Additional Regulations	See Section 142.1255(g)
Temporary Advertising Vehicles	See Section 142.1255(h)
Temporary Window Signs	
Number of Signs Permitted and Size of signs	Not to exceed 30 percent of the window area. Letters may not be greater than 6 inches in average height, and logos may not exceed 16 inches in any dimension
Additional Regulations	See Section 142.1255(i)
On-premises Directional and Identification Signs for subdivisions	
Number of Signs Permitted per Sales Office	One <i>sign</i> is permitted for each real estate sales office and one <i>sign</i> is permitted for each model home in the <i>subdivision</i>
Permitted Sign Area	16 square feet
Maximum Permitted Height for Freestanding Signs on the Premises of Sales Office	12 feet
Number of Signs Permitted per Subdivision Entrance	One double-faced <i>sign</i> , or two single-faced <i>sign</i> advertising the <i>subdivision</i> is permitted at the entrance of the <i>subdivision</i>
Permitted sign Area	160 square feet
Maximum Permitted Height	8 feet. May be 12 feet or 16 feet by special permit.
Number of Flags Permitted	3 flags for each model home 6 flags if only one model

Type of Temporary Secondary <i>Sign</i>	<i>Sign Categories</i> A, B, and C
Required Flag Dimensions	3 feet by 5 feet
Maximum Permitted Height	20 feet
Off-premises Directional and Identification Signs for Subdivisions	See Section 142.1255(j)
Banners, Pennants, Flags, Streamers, and other similar devices	Permitted under certain conditions - See Section 142.1255(k)

(d) Temporary Construction Site *Signs*

- (1) Construction site *signs* may be either ground or *wall signs*.
- (2) *Street frontages* may not be combined for determining the number of *signs* permitted on a *premises*.
- (3) *Signs* permitted on one *street frontage* may not be placed on another *street frontage*.
- (4) Construction site *ground signs* shall be located within 35 feet of the fronting *public right-of-way*.
- (5) *Signs* relating to safety warnings, traffic directions, entry prohibitions, and other similar *signs* for a construction project are permitted for the duration of the project.

(e) Real Estate *Signs*

- (1) Real estate *sign copy* shall be limited to offering the *premises* for sale, rent, or lease.
- (2) Real estate *signs* may be either ground or *wall signs*.
- (3) Real estate *wall signs* shall meet the requirements of Section 142.1225.
- (4) Real estate *signs* on the same *premises* shall have at least 50 feet between *signs*.
- (5) Real estate *signs* shall be placed entirely within the *property lines* of the *premises* to which they pertain.
- (6) Real estate *signs* shall be removed within 15 *business days* of sale or occupancy of the *premises*, whichever occurs first.

- (f) Open House Directional *Signs* for Multiple-Unit Dwelling Units in Commercial and Industrial Zones
 - (1) Open house directional *signs* may contain the name of the person or agency offering a dwelling unit for sale, an arrow, and an address of the dwelling unit.
 - (2) Open house directional *signs* shall comply with the following regulations.
 - (A) The *signs* must pertain to one dwelling unit that is being offered for sale.
 - (B) The *signs* shall be ground-mounted.
 - (C) The *signs* shall not be placed in the *public right-of-way* or on public property.
 - (D) The *signs* may be placed on private property only with the consent of the property owner.
 - (E) The *signs* may be in place during daylight hours only.
 - (F) Flags, banners, streamer, and pennants may not be placed on or near the *signs*.
- (g) Inflatable displays shall comply with the following regulations.
 - (1) The display shall be ground-mounted or roof-mounted and filled with ambient air.
 - (2) The display shall not be placed within 300 feet of any other inflatable display on the same *premises* or within 300 feet of a *freeway public right-of-way*.
 - (3) The display shall not be placed within 100 feet of a residentially zoned *premises*.
 - (4) The display shall observe all Federal Aviation Administration height limitations.
 - (5) The display shall not be located within required *setbacks*.
 - (6) The display shall not be in place more than 10 consecutive *business days*, nor more than a total of 20 calendar days in a 12-month period.
 - (7) The materials used shall not fade or tear during the period of installation. Structural materials and installation shall comply with the provisions of California State General Order Number 95.
 - (8) The display shall not be attached to *fences*, trees, shrubbery, or utility poles.

- (9) The display shall not be placed in or project into the *public right-of-way*.
 - (10) The display shall not obstruct or obscure primary *signs* on adjacent *premises*.
 - (11) The display shall not create a traffic hazard because of the distractive character of the display or the cumulative effect of all displays to motorists.
- (h) Temporary Advertising Vehicles
 - (1) A vehicle that has an attached *sign* or advertising device for the purpose of providing advertisement of products or directing people to an establishment or activity shall not be parked so that it is visible from *public rights-of-way*.
 - (2) Business or commercially licensed vehicles that have permanently attached *signs* or advertising devices and are used for the primary purpose of transporting people and products may be parked so that they are visible from *public rights-of-way*.
- (i) Temporary Window or Building *Signs*
 - (1) *Signs* may be painted on the interior of a window, or constructed of cloth or paper and attached to the interior of a window or interior building wall.
 - (2) *Signs* may not be attached or affixed in any manner to the exterior surface of any window or building.
- (j) Off-premises Directional and Identification *Signs* for *Subdivisions*
 - (1) Off-premises directional and identification *signs* for *subdivisions* must be for a *subdivision* within the City of San Diego with *dwelling units* or *lots* that are being offered for sale.
 - (2) Off-premises directional and identification *signs* for *subdivisions* shall comply with the following regulations.
 - (A) The *signs* shall not be placed in the *public right-of-way* or on public property.
 - (B) The *signs* may be placed on private property only with the consent of the property owner.

- (C) *Sign copy* may contain the name of the *subdivision*, name of the developer or subdivider of record, a descriptor of the *development* (i.e. single family, condos, etc.), and address or directional arrow. No information regarding other *subdivision* features, prices, or loans is permitted on the *sign face*.
 - (D) *Signs* shall be located within 3 miles of the *subdivision* with at least 300 feet between *signs*, except that *signs* may be located at each corner of an intersection of a major street.
 - (E) A maximum of 8 off-premises *signs* are permitted per *subdivision*.
 - (F) *Signs* shall be a maximum of 16 square feet in sign area.
 - (G) *Signs* shall comply with a maximum height of 8 feet.
 - (H) *Signs* shall not exceed a height of 3 feet within a *visibility area*. For determination of the *visibility area* see Chapter 11, Article 3, Division 2 (Rules for Calculation and Measurement).
 - (I) Flags, banners, streamers, and pennants may not be placed on or near the *signs*.
- (k) Banners, Pennants, Flags, and Streamers
- (1) Banners, pennants, flags, streamers, flares, wind-propelled and noise-making devices, and other similar devices shall not be permitted, unless they qualify as one of the following:
 - (A) Corporate or Institutional Flags

Corporate and institutional flags shall be displayed from either freestanding or wall-mounted flagpoles. The flags may not exceed one *sign* for every 100 feet of *street frontage* and may not exceed five flags per *premise*
 - (B) Holiday Decorations

Holiday decorations shall be removed within 20 calendar days of the passing of the holiday.

(C) Grand Opening Streamers, Temporary Banners, and Pennants

Streamers, temporary banners, and pennants identifying the grand opening of a completely new establishment shall be permitted for no more than 60 consecutive calendar days. They shall not be placed within 50 feet of a residentially zoned *premises*. Two temporary banner *signs* shall not exceed one-half of the maximum permitted *sign copy area* for allowable *wall signs*.

(2) Banners, pennants, flags, and streamers must also comply with regulations in Section 142.1255(g)(7) - (11) for inflatable displays.

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

(Amended 1-23-2013 by O-20235 N.S.; effective 2-22-2013.)

§142.1260 Signs Permitted by Higher Process

The following *signs* may be permitted with a Neighborhood Use Permit in accordance with Chapter 12, Article 6, Division 2 and Chapter 14, Article 1, Division 11:

- (a) Revolving *projecting signs*,
- (b) *Signs* with automatic changing copy (except that automobile service station gasoline pricing *signs* designed in accordance with state law may be approved in accordance with Process One).
- (c) Theater *marquees*,
- (d) Neighborhood identification *signs*, and
- (e) Comprehensive *sign plans*.

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

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

§142.1265 Signs in Single Dwelling Unit Residential Zones

The following regulations apply to all *signs*, both permanent and temporary, that are permitted in *single dwelling unit* residential zones.

(a) Permanent *Signs*

The following *signs* are permitted in all of the *single dwelling unit* residential zones on a permanent basis.

- (1) *Street* address numbers are permitted, provided that the numbers do not exceed ½ square foot each. Address numbers may be either internally or externally illuminated.
- (2) Nameplates are permitted, provided that they do not exceed 1 square foot in area. Nameplates may be indirectly illuminated only.
- (3) Accessory warning *signs* that provide warnings such as “no parking,” “watch dogs,” and “security services” are permitted. The maximum *sign* area permitted for accessory warning *signs* is 1 square foot.

(b) Temporary *Signs*

The following *signs* are permitted in all single-dwelling unit residential zones on a temporary basis.

- (1) Real estate *signs* that offer the *premises* for sale, lease, or rent are permitted on a temporary basis, in accordance with the following regulations.
 - (A) One *sign* may be located on each *street frontage*.
 - (B) The *signs* may be single-faced or double-faced.
 - (C) The *sign* area shall not exceed 9 square feet, and the *sign* dimensions shall not exceed 3 feet by 3 feet.
 - (D) The *sign* height shall not exceed 6 feet.
 - (E) The *signs* shall not be illuminated.
 - (F) The *sign* shall be removed within 15 *business days* of sale or occupancy of the *premises*, whichever occurs first.
- (2) Yard sale *signs* that identify a yard sale on the *premises* are permitted during the hours of the sale in accordance with the following regulations.
 - (A) One single-faced *sign* may be permitted per *premises*.
 - (B) The *sign* area shall not exceed 9 square feet.
 - (C) The *sign* height shall not exceed 6 feet.

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

§142.1270 Signs in Multiple Dwelling Unit Residential Zones

The following regulations apply to all *signs*, both permanent and temporary, that are permitted in all *multiple dwelling unit* residential zones, unless otherwise indicated.

- (a) In all *multiple dwelling unit* residential zones, the following *signs* are permitted on a permanent basis.
 - (1) *Street* address numbers are permitted, provided that the numbers do not exceed .5 square foot each. Address numbers may be either internally or externally illuminated.
 - (2) Nameplates are permitted provided that they do not exceed 1 square foot in area. Nameplates may be indirectly illuminated only.
 - (3) Accessory warning *signs* that provide warnings such as “no parking,” “watch dogs,” and “security services” are permitted. The permitted *sign* area for accessory warning *signs* is 1 square foot.
 - (4) Directional *ground signs* may be permitted at each driveway of a parking *lot* containing five or more parking spaces provided that the following regulations are met:
 - (A) The *sign* may be single-faced or double-faced;
 - (B) The *sign* area shall not exceed 2 square feet; and
 - (C) The *sign* height shall not exceed 4 feet.
- (b) In all *multiple dwelling unit* residential zones, the following *signs* are permitted on a temporary basis.
 - (1) *Ground signs* offering new residential *developments* for sale, lease, or rent are permitted for 1 year from the issuance of occupancy permits or until all units have been sold, rented, or leased, whichever occurs first. The *signs* shall comply with the following regulations:
 - (A) One single-faced or double-faced *sign* is permitted for each *street frontage*.
 - (B) For the RM-1-1, RM-1-2, and RM-1-3 zones, the maximum display area is 16 square feet, and the maximum height is 6 feet.
 - (C) For the RM-2-4, RM-2-5, and RM-2-6 zones, the maximum *sign* area is 24 square feet, and the maximum height is 8 feet.
 - (D) For the RM-3-7, RM-3-8, and RM-3-9 zones, the maximum *sign* area is 32 square feet, and the maximum height is 12 feet.

- (E) For the RM-4-10, RM-4-11, and RM-45-12 zones, the maximum *sign* area is 48 square feet, and the maximum height is 16 feet.
 - (F) *Wall signs* may be used in lieu of *ground signs*, provided that they do not exceed the permitted *sign* area in Section 142.1270(b)(1)(B) through 142.1270(b)(1)(E) and the *sign* is not placed higher than 12 feet from *grade* to the top of the *sign*.
- (2) *Ground signs* offering existing residential *developments* and vacant *lots* for sale, lease, or rent are permitted, provided that the *sign* complies with the following regulations.
- (A) One *sign* is permitted for each *street frontage*.
 - (B) For the RM-1-1, RM-1-2, and RM-1-3 zones, the maximum *sign* area is 4 square feet, and the maximum height is 4 feet.
 - (C) For the RM-2-4, RM-2-5, and RM-2-6 zones, the maximum *sign* area is 6 square feet, and the maximum height is 4 feet.
 - (D) For the RM-3-7, RM-3-8, and RM-3-9 zones, the maximum *sign* area is 8 square feet, and the maximum height is 6 feet.
 - (E) For the RM-4-10, RM-4-11, and RM-45-12 zones, the maximum *sign* area is 10 square feet, and the maximum height is 6 feet.
 - (F) One additional foot in height is permitted for the post and crossbar supporting the *sign*.
 - (G) *Wall signs* may be used in lieu of *ground signs*, provided that they do not exceed the permitted *sign* area in Section 142.1270 (B) through (E) above, and the *signs* are not placed higher than 12 feet from *grade* to the top of the *sign*.
 - (H) For the RM-1-1, RM-1-2, RM-1-3, RM-2-4, RM-2-5, and RM-2-6 zones only, banner *signs* may be used in lieu of *wall signs*, provided that they do not exceed the permitted *sign* area in Section 142.1270 (B) and (C) above, and provided that the *sign* is mounted flush against the building.
- (3) Real estate *signs* other than those identified in Section 142.1270(b)(1) and (b)(2) that offer the *premises* for sale, lease, or rent are permitted on a temporary basis, subject to the following regulations.
- (A) One *sign* may be located on each *street*.
 - (B) The *signs* may be single-faced or double-faced.

- (C) The *sign* area shall not exceed 4 square feet, and the *sign* dimensions shall not exceed 2 feet.
- (D) The *sign* height shall not exceed 4 feet, but the supporting post and cross bar may increase the height to 5 feet.
- (E) The *signs* shall not be illuminated.
- (F) The *signs* shall be removed within 15 *business days* of sale or occupancy of the *premises*, whichever occurs first.
- (4) Yard sale *signs* that identify a yard sale on the *premises* are permitted during the hours of the sale in accordance with the following regulations.
 - (A) One single-faced *sign* is permitted for each *premises*.
 - (B) The *sign* area shall not exceed 9 square feet.
 - (C) The *sign* height shall not exceed 6 feet.
- (c) Permanent *Signs* in the RM-3-7, RM-3-8, and RM-3-9 Zones
The permanent *signs* listed below are permitted in the RM-3-7, RM-3-8, and RM-3-9 zones only.
 - (1) Property identification *wall signs* are permitted, provided that the *signs* comply with the following regulations.
 - (A) One *sign* is permitted for each *street frontage*.
 - (B) The *sign* area shall not exceed 20 square feet for each *street frontage*.
 - (C) The *signs* shall not be placed higher than 12 feet.
 - (D) The *signs* shall not project above the roof or parapet of the building.
 - (E) The *signs* shall not be internally illuminated.
 - (2) Property identification *ground signs* are permitted in lieu of property identification *wall signs*, provided that the *ground signs* comply with the following regulations.
 - (A) One *sign* is permitted for each *street frontage*.
 - (B) The *signs* may be single-faced or double-faced.
 - (C) For *premises* with multiple *street frontages*, *wall signs* may be used on one *street frontage* and *ground signs* on another, if desired.

- (D) The *sign* area shall not exceed 20 square feet for each side of a double-faced *sign*. The faces may not be combined for purposes of increasing the permitted area on a face.
 - (E) The *sign* height shall not exceed 6 feet.
 - (F) The *signs* shall not be internally illuminated.
- (d) Permanent *Signs* in the RM-4-10, RM-4-11, and RM-5-12 Zones
- The permanent *signs* listed below are permitted in the RM-4-10, RM-4-11, and RM-5-12 zones only.
- (1) Property identification *wall signs* are permitted, provided that the *signs* comply with the following regulations.
 - (A) One *sign* is permitted for each *street frontage*.
 - (B) The *sign* area shall not exceed 40 square feet for each *street frontage*.
 - (C) The *signs* shall not be placed higher than 24 feet from *grade* to the top of the *sign*.
 - (D) The *signs* shall not project above the roof or parapet of the building.
 - (E) The *signs* may be internally or externally illuminated.
 - (2) Property identification *ground signs* are permitted in lieu of property identification *wall signs*, provided that the *ground signs* comply with the following regulations:
 - (A) One *sign* is permitted for each *street frontage*.
 - (B) The *signs* may be single-faced or double-faced.
 - (C) For *premises* with multiple *street frontages*, *wall signs* may be used on one *street frontage* and *ground signs* on another, if desired.
 - (D) The *sign* area shall not exceed 20 square feet for each side of a double-faced *sign*. The faces may not be combined for purposes of increasing the permitted area on a face.
 - (E) The *sign* height shall not exceed 6 feet.
 - (F) The *signs* may be internally or externally illuminated.

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

(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

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

§142.1275 Signs in Agricultural Zones

The following regulations apply to all *signs*, both permanent and temporary, that are permitted in all agricultural base zones.

The following *signs* are permitted in all of the agricultural base zones on a permanent basis.

- (a) A *ground sign* to identify the establishment or *primary use* of the *premises* is permitted in accordance with the following regulations.
 - (1) One *sign* is permitted for each *street frontage*.
 - (2) The *sign* area shall not exceed 12 square feet.
 - (3) The *sign* height shall not exceed 12 feet.
- (b) *Ground signs* that identify the sale of products that are produced on the *premises* are permitted in accordance with the following regulations.
 - (1) The *sign* may be used only when products are available for sale to the public.
 - (2) One *sign* is permitted for each *street frontage*.
 - (3) The *sign* area shall not exceed 12 square feet.
 - (4) The *sign* height shall not exceed 12 feet.
 - (5) A *wall sign* may be used in lieu of a *ground sign* if the *wall sign* is placed on a stand that is used to sell products. The *wall sign* shall comply with Section 142.1275(b)(1) through (3), and shall not project above the eaves or parapet of the stand.
- (c) Real estate *signs* that offer the *premises* for sale, lease, or rent are permitted on a temporary basis in accordance with the following regulations.
 - (1) One *sign* may be located on each *street frontage*.
 - (2) The *sign* may be single-faced or double-faced.
 - (3) The *sign* area shall not exceed 12 square feet.
 - (4) The *sign* height shall not exceed 12 feet.
 - (5) The *sign* shall not be illuminated.
 - (6) The *sign* shall be removed within 15 *business days* of sale or occupancy of the *premises*, whichever occurs first.

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

§142.1280 Signs in Open Space Zones

The following regulations apply to all *signs*, both permanent and temporary, that are permitted in all open space base zones.

- (a) In the OP and OC zones, all proposed *signs* are subject to the approval of the City Manager.

- (b) **Permanent *Signs***

The following *signs* are permitted in all of the open space zones on a permanent basis.

- (1) *Street* address numbers are permitted, provided that the numbers do not exceed ½ square foot each. Address numbers may be either internally or externally illuminated.
- (2) Nameplates are permitted provided that they do not exceed 1 square foot in area. Nameplates may be indirectly illuminated only.
- (3) Accessory warning *signs* that provide warnings such as “no parking,” “watch dogs,” and “security services” are permitted. The permitted *sign* area for accessory warning *signs* is 1 square foot. Accessory warning *signs* may be indirectly illuminated only.

- (c) **Temporary *Signs***

- (1) Real estate *signs* that offer the *premises* for sale, lease, or rent are permitted on a temporary basis in accordance with the following regulations.
 - (A) One *sign* may be located on each *street*.
 - (B) The *signs* may be single-faced or double-faced.
 - (C) The *sign* area shall not exceed 4 square feet, and the *sign* dimensions shall not exceed 2 square feet.
 - (D) The *sign* height shall not exceed 4 feet, but the supporting post and cross bar may increase the height to 5 feet.
 - (E) The *signs* shall not be illuminated.
 - (F) The *sign* shall be removed within 15 *business days* of sale or occupancy of the *premises*, whichever occurs first.

- (2) Yard sale *signs* that identify a yard sale on the *premises* shall be permitted during the hours of the sale in accordance with the following regulations.
 - (A) One single-faced *sign* is permitted for each *premises*.
 - (B) The *sign* area shall not exceed 9 square feet.
 - (C) The *sign* height shall not exceed 6 feet.
- (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§142.1290 La Jolla Commercial and Industrial Sign Control District

- (a) Purpose of the La Jolla Commercial and Industrial *Sign* Control District

It is the intent of this *sign* district to preserve and enhance the unique aesthetic and economic values of the commercially and industrially zoned portions of the community of La Jolla and to provide a systematic and comprehensive approach toward meeting the *sign* needs of the community. In fulfilling this purpose, it is intended that *signs* in this *sign* district will comply with the goals and recommendations of the La Jolla Community Plan.
- (b) Application

The regulations of this *sign* district are applicable to all commercially and industrially zoned property within the boundaries of the La Jolla Community Plan as described on the appropriate map and appended boundary description on file in the office of the City Clerk and shall be equally applicable to any other property subsequently placed in a commercial or industrial zone if the property lies within the boundaries of the La Jolla Community Plan. This *sign* district shall not apply to any area within the boundaries of a planned district unless the provisions of the planned district so stipulate.
- (c) Subdistricts and Boundary

The boundaries of this *sign* district and any subdistricts are set forth on Drawing No. C-643.1 and the appended boundary description on file in the office of the City Clerk.
- (d) On-Premises *Sign* Regulations for Subdistrict A
 - (1) *Wall Signs*
 - (A) Area. The *sign* for each *premises* shall not exceed 1 square foot for each foot of *street frontage* or 25 square feet, whichever is larger, and each tenant shall be permitted a minimum of 8 square feet.

- (B) *Wall signs* shall not extend more than 18 inches from the *building facade*. *Wall signs* shall not extend above the parapet or eave of the building to which the *signs* are attached.
- (2) Identification *Signs*
 - (A) One single-faced or double-faced, freestanding *sign* located adjacent to each entrance or exit driveway to a parking *lot* is permitted. Such *signs* shall not exceed 12 square feet in area or a height of 12 feet measured from the base at ground level to the apex of the *sign*.
 - (B) One *sign* on the exterior wall at each side or rear entrance to a store, shop, or place of business is permitted provided that the *sign* does project above the parapet or eave of the building to which the *sign* is attached. No such *sign* shall be attached to the perimeter framing of the building or to the face of canopies or porch roofs. No such *sign* shall have an area exceeding 12 square feet.
- (3) Freestanding *Ground Signs*

Where the face of the building sets back from the *property line* more than 20 feet, one single-faced or double-faced freestanding *ground sign* is permitted, in addition to those on the building, in accordance with the following.

 - (A) No part of the *sign* shall extend over public property or have a height exceeding 20 feet measured from the base at ground level to the apex of the *sign*. In the Coastal Overlay Zone, however, no part of the sign shall exceed 8 feet in height.
 - (B) The total area of the *signs* shall not exceed 0.5 square feet per foot of *street frontage* or 40 square feet, whichever is smaller.
- (e) On-Premises *Sign Regulations* for Subdistrict B
 - (1) Freestanding *Ground Signs*
 - (A) Number permitted. One multi-faced *ground sign* for any *premises* having frontage on a *public right-of-way*.
 - (B) More than one frontage. Where a *premises* fronts on more than one *public right-of-way* or *street*, excluding *alleys* and service ways, Section 142.1290(e)(1)(D) shall apply to each frontage. Each frontage is to be considered separately for determination of *ground sign* allowances. (Street side yard does not count as frontage.)

- (C) Height Limit. 20 feet measured vertically from the *sign* base at ground level to the apex of the *sign*. Coastal Overlay Zone Height Limit. 8 feet measured vertically from the sign base at ground level to the apex of the sign.
 - (D) Area. The maximum permitted area of a *ground sign* is 64 square feet or 0.75 square feet for each foot of *street frontage* per *premises*, whichever is less, for each face of a double-faced *sign* or for the sole face of a single-faced *ground sign*. If a *sign* has more than two faces, the total area may not exceed twice the area permitted for one face.
 - (E) Rotating *signs* are not permitted.
 - (F) *Ground signs* shall not project over roofs located on the *premises* or the *public rights-of-way*.
 - (G) *Ground signs* may only be utilized on *premises* where the building sets back at least 20 feet from the *public right-of-way* of the frontage *street* to which the *ground sign* is oriented.
- (2) *Wall Signs*
- (A) Area. Permitted area for *wall signs* shall be calculated in accordance with Table 142-12L.

Table 142-12L
Basis for Calculation of Area for Wall Signs on a Single Frontage
in the La Jolla Sign Control District

	Area Categories		
	Category A	Category B	Category C
All public right-of-way Widths	No ground or <i>projecting sign</i> erected by occupant	<i>Ground sign</i> but no <i>projecting sign</i> erected by occupant	<i>Projecting sign</i> but no <i>ground sign</i> erected by occupant
	<i>Street Frontage X:</i> 2 ft	<i>Street Frontage X:</i> 1 1/2 ft	<i>Street Frontage X:</i> 1 ft

(Calculation: Linear *street frontage* of *premises* times table factor for each category=permitted area in square feet for fascia or *wall sign*.)

This frontage factor is relative to the *building facade* on each *premises* which has separate and exclusive public entrance visible from a *public right-of-way*, excluding *alleys* and service ways. Each *premises* shall have a minimum area of 24 square feet, and each tenant shall be permitted a minimum of 8 square feet. (Street side yard does not count as frontage.)

- (B) *Wall signs* shall not extend more than 18 inches from the building wall.
- (C) *Projecting Wall Signs*
 - (i) *Wall signs* may not project above the *roof line* at the wall, or the top of the roof or *roof line*, whichever is applicable.
 - (ii) *Wall signs* may not project above the top of a parapet wall.

(3) *Projecting Signs*

- (A) Any *premises* with frontage on a *public right-of-way* is permitted to have one *projecting sign*. The *projecting sign* may exist instead of, but not in addition to, a *ground sign*.
- (B) Area. The maximum permitted area of a *projecting sign* shall not exceed 48 square feet or 0.5 square feet for each foot of *street frontage*, whichever is less, for each face of a double-faced *sign*. *Projecting signs* may have a maximum of two faces.
- (C) Maximum projection over *public right-of-way*. A *sign* may not project perpendicularly beyond the *property line* more than 5 feet or two-thirds of the distance from the curb to property line, whichever is less. For allowable combinations of projection and height for *projecting signs* over *public rights-of-way* see Table 142-12M. If an establishment has a frontage less than 25 feet, a *projecting sign* on the establishment is limited to a projection of 4 feet beyond the *property line*.
- (D) Height over roof or parapet. *Projecting signs* may not extend above the *roof line* at the wall or the top of a parapet wall.

Table 142-12M
Allowable Combinations of Projection and Height for Projecting Signs
in the La Jolla Sign Control District

Height above sidewalk or grade to bottom of <i>sign</i>	Maximum diagonal projection of corner <i>signs</i> over <i>public</i> <i>rights-of-way</i> (45°)	Maximum projection of other than corner <i>signs</i> over <i>public</i> <i>rights-of-way</i>
8 ft.	1 ft.	1 ft.
9 ft.	1 ft., 8 in.	1 ft., 6 in.
10 ft.	2 ft., 4 in.	2 ft.
11 ft.	3 ft.	2 ft., 6 in.
12 ft.	3 ft., 8 in.	3 ft.
13 ft.	4 ft., 4 in.	3 ft., 6 in.
14 ft.	5 ft.	4 ft.
15 ft.	5 ft., 8 in.	4 ft., 6 in.
16 ft. and over	6 ft., 4 in.	5 ft.

(4) Identification *Signs*

- (A) One single-faced or double-faced freestanding *sign* located adjacent to each entrance or exit driveway to a parking *lot* is permitted. Such *signs* shall not exceed 12 square feet in area or a height of 12 feet measured from the base at ground level to the apex of the *sign*, except that in the Coastal Overlay Zone, the height of the sign shall not exceed 8 feet.
- (B) One *sign* on the exterior wall at each side or real entrance to a store, shop or place of business is permitted provided that no *sign* shall project above the parapet or eave of the building to which the *sign* is attached. No such *sign* shall be attached to the perimeter framing of the building or to the face of canopies or porch roofs. No such *sign* shall have an area exceeding 12 square feet.

(f) Abatement

Any *sign* not in compliance with the provisions of this section within 7 years from the effective date of the ordinance adopting these regulations shall be removed or brought into compliance unless the *sign* is granted an extension of time as set forth in Chapter 12, Article 9, Division 8 (Sign Permit Procedures). Any *sign* located on property subsequently placed in this *sign* district and not in compliance with the provisions of this section shall be removed or brought into compliance within 7 years from the effective date of the ordinance establishing this *sign* district on the property unless the *sign* is granted an extension of time as set forth in Chapter 12, Article 9, Division 8.

(Added 12-9-1997 by O-18451 N.S.; amended 10-18-1999 by O-18691 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

§142.1291 Ocean Beach Sign Enhancement District

(a) Purpose of the Ocean Beach Sign Enhancement District

It is the purpose of the Ocean Beach Sign Enhancement District to maintain, preserve, and promote the distinctive commercial signage of the Ocean Beach area and to regulate identification of commercial enterprises within the Ocean Beach community's Newport Avenue commercial core area. *Signs* in the commercial core area shall reflect the goals of the Ocean Beach Community Plan and Commercial Improvement Program. It is the intent of the Ocean Beach *Sign* Enhancement District to acknowledge and preserve design elements of the area's initial major period of *development* during the decades of the 1920's to 1940's. Neon tubing and other design elements that reference this era are encouraged, if feasible, as elements in new or renovated *signs*. In addition to those types of *signs* currently permitted by the *Sign* Regulations, Category C, as set forth in Chapter 14, Article 2, Division 12, certain additional types of *signs* are specifically permitted and other additional types of *signs* are specifically prohibited in the Ocean Beach Sign Enhancement District, as set forth in this section.

(b) Boundaries

The boundaries of the Ocean Beach Sign Enhancement District are designated as those boundaries set forth for the Pedestrian Commercial Overlay Zone in Ocean Beach on that certain Map No.C-747; and that certain Map No. C-772, Maps "A" and "B"; and on file in the office of City Clerk under Document No. 769627 and Document No. 272788, respectively.

(c) *Signs*

The following types of *signs* are permitted in addition to those types of *signs* permitted by Chapter 14, Article 2, Division 12, Sign Regulations Category C. Permitted *signs* shall be maintained or erected in conformance with all applicable building regulations in Municipal Code Chapter 9, Article 1, and the regulations concerning total permitted *sign* area as determined by the applicable sections of the Sign Regulations. Those existing *signs* permitted by subsection (1) of this section are hereby exempted from the total permitted *sign* area regulations noted in subsections (2), (3) and (4) of this section and from the total permitted signage area regulations permitted by the Sign Regulations.

- (1) Existing *projecting signs* that extend above the *roof line* are permitted, if installed before the adoption to the City-Wide Sign Ordinance on March 6, 1973. Retention of one such *sign* per 50 feet of *street frontage* is permitted, subject to all applicable regulations set forth in Chapter 14, Article 2, Division 12. No other *projecting signs* (those provided by subsections (2), (3), and (4) following) are permitted with the retention of an existing *projecting sign* extending above the *roof line*.
 - (2) *Projecting signs* not extending above the *roof line* and located between 9 feet above sidewalk to 15 feet above sidewalk, limited to one such *projecting sign* per 50 feet *street frontage*, and may not exceed a maximum of four square feet per *sign face*.
 - (3) Individual letter *signs*, free-standing on a ledge or canopy, located between 9 feet above sidewalk to 15 feet above sidewalk, and limited to eight square feet in area, and shall not exceed a maximum of 12 inches projected from the building wall.
 - (4) Three-dimensional iconographical *signs*, such as barber poles, limited to one such iconographical *sign* per 50 feet frontage and shall not exceed a maximum of 18 inches projected from the building wall and a maximum of four square feet in cross-section. The term “iconographical,” as used in this section, shall refer to incidental *signs* not containing text.
- (d) Design Requirements
- The use of backlighted or indirectly illuminated faces for those *signs* permitted by subsections (c)(2), (c)(3), and (c)(4) of this section and for all permanent freestanding *signs*, shall be prohibited, with the exception of those *signs* which incorporate one or both of the following elements in their design: exposed neon tubing; or backlighted opaque-facing.
- (e) Abatement
- All *signs* are subject to the abatement procedures as set forth in Chapter 12, Article 1, Division 5, (Sign Violations and Enforcement Procedures), except that those *signs* specifically prohibited in this district and typically allowed in the Sign Regulations, which are not in compliance with this section shall not be subject to abatement.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000; amended 6-19-2000 by O-18814 N.S.)

(Amended 3-1-2006 by O-19468 N.S.; effective 4-1-2006.)

§142.1292 Centre City Sign Control District

(a) Purpose and Intent

It is the intent of this sign district to preserve and promote the unique aesthetic and economic values of Centre City; to provide a systematic and comprehensive approach toward meeting the sign needs of the community; to promote efficient vehicular traffic movement; to promote traffic safety; and to facilitate implementation of the Comprehensive Downtown Parking Plan, as adopted by the City Council on December 2, 1997, and on file in the Office of the City Clerk as Document No. RR-289520.

(b) Definitions and Qualifying Criteria

All defined terms appear in italics in this division. For purposes of this division:

District means the Centre City Sign Control District.

Traffic Destination Point means a business area or tourist destination within the *District* for which the City Engineer has determined that vehicular trips to and from the destination are substantial in relation to the total traffic in the *District* and for which the City Engineer has determined that directional signage to the destination would be prudent in order to promote efficient and safe vehicular movement on the streets located in the *District*.

Parking Facility means a privately or publicly owned or operated off-street parking facility or group of facilities within the *District* for which the City Engineer has determined that directional signage to such parking facility will serve a substantial public interest by promoting efficient parking and implementation of the Comprehensive Downtown Parking Plan, as adopted by the City Council on December 2, 1997, and on file in the Office of the City Clerk as Document No. RR-289520.

(c) Applicability of Division

Certain types of signs are specifically permitted in the *District*, as set forth in this division. The signs permitted under this division are in addition to those types of signs currently permitted by the Centre City Planned District Ordinance, Marina Planned District Ordinance, and Gaslamp Quarter Planned District Ordinance.

(d) Boundaries of *District*

The boundaries of the *District* are coterminous with the Centre City Community Plan Boundary, as shown on Figure 1 of Chapter 10, Article 3, Division 19 of the San Diego Municipal Code.

(e) Types of Permitted Signs

Directional Signs are permitted on public property and in public rights-of-way for the purpose of directing vehicular traffic to the following location:

- (1) Public places that are owned, leased or operated by federal, state or local governments or their agencies.
- (2) Privately owned or operated scenic, cultural, scientific, educational, tourist-attraction facilities, or any combination of these facilities that qualify as *Traffic Destination Points*.
- (3) Privately owned or operated parking facilities open to the general public that qualify as *Parking Facilities*.

(f) Permitted Signs to Conform to Other Laws

Signs permitted under this division shall be maintained or erected in conformance with all applicable building regulations in Land Development Code Chapter 14, Article 5, and the applicable regulations concerning total permitted sign area.

(Added 9-14-1999 by O-18676 N.S.; effective 1-1-2000.)

[Editors Note: This section only applies outside of the Coastal Overlay Zone.]

§142.1293 Old Town San Diego Planned District Sign Regulations

(a) Purpose of the Old Town San Diego Planned District

The purpose of the Old Town San Diego Planned District is to retain, replicate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1872; protect and preserve historical resources, important archaeological sites, traditional cultural properties (tribal cultural resources), and early San Diego descendant resources; and implement the Old Town San Diego Community Plan. In fulfilling this purpose, it is intended that signs in the Old Town San Diego Planned District will comply with the goals and policies of the Old Town San Diego Community Plan.

(b) Purpose and Intent of the Sign Regulations of the Old Town San Diego Planned District

The Old Town San Diego Planned District sign regulations are found in Sections 1516.0138 and 1516.0139. The purpose and intent of the sign regulations is to establish a coherent, unifying design theme reflective of Old Town San Diego's pre-1872 historical character and to limits visual clutter by regulating the type, location, size, design, and operation of signs. Signs located on buildings or freestanding structures and visible from the public right-of-way shall serve to

complement existing community signs and shall be architecturally compatible with an individual building or site.

(c) Boundaries and Applicability

The sign regulations in Sections 1516.0138 and 1516.0139 shall apply to all property in the Old Town San Diego Planned District, as designated on Map Drawing No. C-993, with the exception of Presidio Regional Park.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO ADOPTING AN AMENDMENT TO THE OLD TOWN
SAN DIEGO COMMUNITY PLAN AND THE GENERAL
PLAN FOR THE OLD TOWN SAN DIEGO COMMUNITY
PLAN UPDATE.

WHEREAS, on July 22, 2008, the City Council adopted Resolution No. 303966 initiating an update to the Old Town San Diego Community Plan and corresponding amendments to the City's General Plan; and

WHEREAS, on _____, the City Council of the City of San Diego held a public hearing for the purpose of considering amendments to the Old Town San Diego Community Plan and General Plan, and other actions associated with the comprehensive update to the Old Town San Diego Community Plan; and

WHEREAS, the current Old Town San Diego Community Plan was adopted in 1987 and amended in 1998 and 2001; and

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on July 26, 2018, to consider the proposed Old Town San Diego Community Plan; and

WHEREAS, the Planning Commission recommended certification of Final Environmental Impact Report Project No. 561630/SCH No. 2018011022 prepared for the proposed Old Town San Diego Community Plan; and

WHEREAS, the Planning Commission found, based on its hearing record, that the proposed Old Town San Diego Community Plan is consistent with and implements the City of San Diego's General Plan; that the proposed plan helps achieve long-term community and city-

wide goals; and that the proposed plan implements the City Council's direction in its 2008 initiation of an update to the Old Town San Diego Community Plan; and

WHEREAS, the proposed Old Town San Diego Community Plan was submitted to the San Diego County Regional Airport Authority, serving as the Airport Land Use Commission (ALUC), for a consistency determination with the Airport Land Use Compatibility Plan for San Diego International Airport (SDIA ALUCP); and

WHEREAS, on February 16, 2018, the ALUC determined that the proposed Old Town San Diego Community Plan is conditionally consistent with the SDIA ALUC, with the condition that future construction within the community plan area obtain a determination of no hazard to air navigation from the Federal Aviation Administration (FAA) or provide certification by the project sponsors that the notice of construction or alteration of structures to the FAA is not required prior to the issuance of permits, as a condition of project approval;

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for the Old Town San Diego Community Plan on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that it adopts the Old Town San Diego Community Plan, a copy of which is on file in the Office of the City Clerk as Document No. RR- _____.

BE IT FURTHER RESOLVED, by the City Council of the City of San Diego that it adopts the amendment to the General Plan, a copy of which is on file in the Office of the City Clerk as Document No. RR- _____.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
Jeremy Jung
Deputy City Attorney

IL:
DATE
Or.Dept:PLANNING
Doc. No.:

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date) KEVIN FAULCONER, Mayor

Vetoed: _____
(date) KEVIN FAULCONER, Mayor

**Draft FY 2019 Old Town San Diego Impact Fee Study
Summary of Public Facilities**

ATTACHMENT 12

Project No.	Project Location	Improvements
MOBILITY AND STORM WATER IMPROVEMENTS		
(M-1) Roadway Improvements	Community-wide	Architectural Barrier Removal/ADA Compliance: Construction of curb ramps, sidewalks, and audible pedestrian signals.
	Old Town Avenue between I-5 SB Ramps/Hancock Street and Moore Street	Implement traffic control improvements at Old Town Avenue/Hancock Street/I-5 Southbound Ramps intersection and the Old Town Avenue/Moore Street intersection. These improvements would consider intersection reconfiguration and/or alternative traffic control (e.g., roundabout).
(M-2) Bicycle Improvements	Taylor Street From: Rosescrans Street To: Community Boundary	Implement Class II bike lanes (both directions)
	Juan Street From: Taylor Street To: Community Boundary	Implement Class III bike route (both directions)
	Old Town Avenue From: Hancock Street To: San Diego Avenue	Implement Class II bike lanes (both directions)
	Morena Boulevard From: Taylor Street To: Community Boundary	Implement Class II bike lanes (both directions)
(M-3) Pedestrian Improvements	South side of Taylor Street, between Pacific Highway and Presidio Drive	Implement a 12' wide trail on the south side of the roadway that will replace the existing sidewalk. Install pedestrian scale lighting along the length of the trail (La Playa Trail).
	East side of Pacific Highway, between Midway-Pacific Highway community boundary and Taylor Street	Implement a 12' wide trail on the east side of the roadway that will replace the existing sidewalk. Install pedestrian scale lighting along the length of the trail (Historic Highway 101 Coastal Trail)
	San Diego Avenue, north of Ampudia Street	Complete sidewalks on the east side of the roadway.
	Taylor Street, east of Presidio Drive	Complete sidewalks along both sides of the roadway.
	Whitman Street, east of Taylor Street	Implement sidewalks along the north side of the roadway
	Twiggs Street, west of Congress Street	Complete sidewalks along the north side of the roadway.
	Sunset Street, between Juan Street and Mason Street	Implement sidewalks along both sides of the roadway.
	Mason Street, between Juan Street and Jackson Street	Implement sidewalks along the west side of the roadway.
	Jackson Street, between Presidio Drive and Mason Street	Implement sidewalks along the west side of the roadway.
	Presidio Drive and Jackson Street	Implement bulb-outs on the west leg of the intersection. Complete sidewalks on all sides. Square up intersection and remove southbound yielded right-turn movements. Provide crosswalks across all legs.
	Congress Street and Twiggs Street	Implement bulb-outs at all four corners.
	San Diego Avenue and Twiggs Street	Implement pavers/other high-visibility material in the center of the intersection.
	Linwood Street and San Diego Avenue	Implement pedestrian refuge island on the southern leg (Linwood Street).
	Congress Street/San Diego Avenue/Ampudia Street	Convert intersection to all-way stop control. Implement bulb-outs on all legs. Widen sidewalks along north side of San Diego Avenue.

**Draft FY 2019 Old Town San Diego Impact Fee Study
Summary of Public Facilities**

ATTACHMENT 12

Project No.	Project Location	Improvements
MOBILITY AND STORM WATER IMPROVEMENTS		
(M-4) Corridor Transit Improvements	Major Corridor 1: Taylor Street from Pacific Highway to community boundary	Implement transit facilitating measures along the communities transit carrying corridors; such as queue jump lanes, transit signal priority, and measure identified within the City's Traffic Signal Communications Master Plan, in an effort to prioritzie transit use and optimize transit operations.
(M-5) Storm Water Improvements	Community-wide	Install, reconstruct, and upgrade storm drains at various locations throughout the community.

DRAFT

**Draft FY 2019 Old Town San Diego Impact Fee Study
Summary of Public Facilities**

ATTACHMENT 12

Project No.	Project Location	Improvements
PARKS AND RECREATION IMPROVEMENTS		
(P-1) Presidio Park Trails - Development	Presidio Community Park	This project provides for the design and construction of decomposed granite multi-use trails, approximately 9,785 linear feet of trail improvements (approximately 3.37 acre). Trail improvements could include; 10' wide trail with 30" revegetation on each side, trailheads, overlooks, interpretive signs, protective fencing, security lighting, drinking fountains, trash receptacles, benches, tables, and native landscaping, where needed and appropriate for the trail type as determined by the City.
(P-3) El Campo Santo Pocket Park - Expansion	East side of San Diego Ave at the intersection of Arista Street	This project provides for the design and construction of an expansion of recreational facilities at the 0.28 acre El Campo Santo Pocket Park, which may include; interpretive signage, accessibility improvements, security lighting, and benches.
(P-5) NTC Aquatic Complex - Development	Building 619 at NTC in the Peninsula Community	This project provides for the design and construction of an aquatic complex, which may include pools for specialized uses, parking, aquatic support facilities that could include, but are not limited to locker rooms, staff offices and showers. This future project is to be shared with the communities of Peninsula, Ocean Beach, Old Town and Midway-Pacific Highway. Complex will be located at the Naval Training Center (NTC) in the Peninsula community.

DRAFT

**Draft FY 2019 Old Town San Diego Impact Fee Study
Summary of Public Facilities**

ATTACHMENT 12

Project No.	Project Location	Improvements
FIRE-RESCUE IMPROVEMENTS		
(F-1) Fire Station 8 - Expansion	3974 Goldfinch Street (Uptown)	This project provides for the design and construction to expand the existing station approximately 210 square feet to improve the living environment with a station office, crew dining area, ADA compliance, and expanding the central HVAC system.
(F-2) Fire Station 8 - New Station	3974 Goldfinch Street (Uptown)	This project provides for the expansion of the existing station located at the corner intersection of Washington Street & Goldfinch Street at approximately 12,500 square feet with 3-bays to meet the current and future emergency response needs of Uptown and surrounding communities. The station will accommodate one engine, one truck, a paramedic ambulance, and 10 personnel. Station 8's response area is approximately 2.66 square miles. It is anticipated that the current Mission Hills library will be relinquished to SDFD and land acquisition of the corner lot is necessary to make way for the station expansion that meets SDFD's current operational and program requirements, design/construction standards, and specifications.
(F-3) Fire Station 15 - New Station	4711 Voltaire Street (Ocean Beach)	This project will provide for the design and construction to expand the station approximately 12,500 square feet to enhance the operational capability of the service to Ocean Beach. The station located at Voltaire Street and Ebers street will improve emergency response service to the Ocean Beach and surrounding communities while complying with SDFD's current operational and program requirements, design/construction standards, and specifications. The expansion will accommodate one engine, one truck, a paramedic ambulance, and 10 personnel.
(F-4) Fire Station 20 - New Station	3305 Kemper Street (Midway-Pacific Highway)	This project will provide for the expansion of the station located at 3305 Kemper Street that is approximately 12,500 square foot with 3-bays to meet the current and future emergency response needs of Midway-Pacific Highway and the surrounding communities. The expansion will comply with SDFD's current operational and program requirements, design/construction standards, and specifications. The expansion will accommodate one engine, one truck, a paramedic ambulance, and 10 personnel. Station 20's response area is approximately 4.62 square miles.