

Zoning Report



Market & 25th

San Diego, CA, USA

Created on

5-23-2025

Report ID

001PR-5-22-2025

Zoning Classification

CC-3-6

Zoning Regulations

Zone Name	Commercial--Community-3-6
Zone Type	Commercial
Zone Sub Type	Neighborhood Commercial
Zone Guide	CC-3-6 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area
Link	https://docs.sandiego.gov/municode/municodechapter13/ch13art01division05.pdf
Jurisdiction	San Diego
Zoning Map Link	https://www.sandiego.gov/sites/default/files/legacy-development-services/zoning/pdf/maps/grid15.pdf

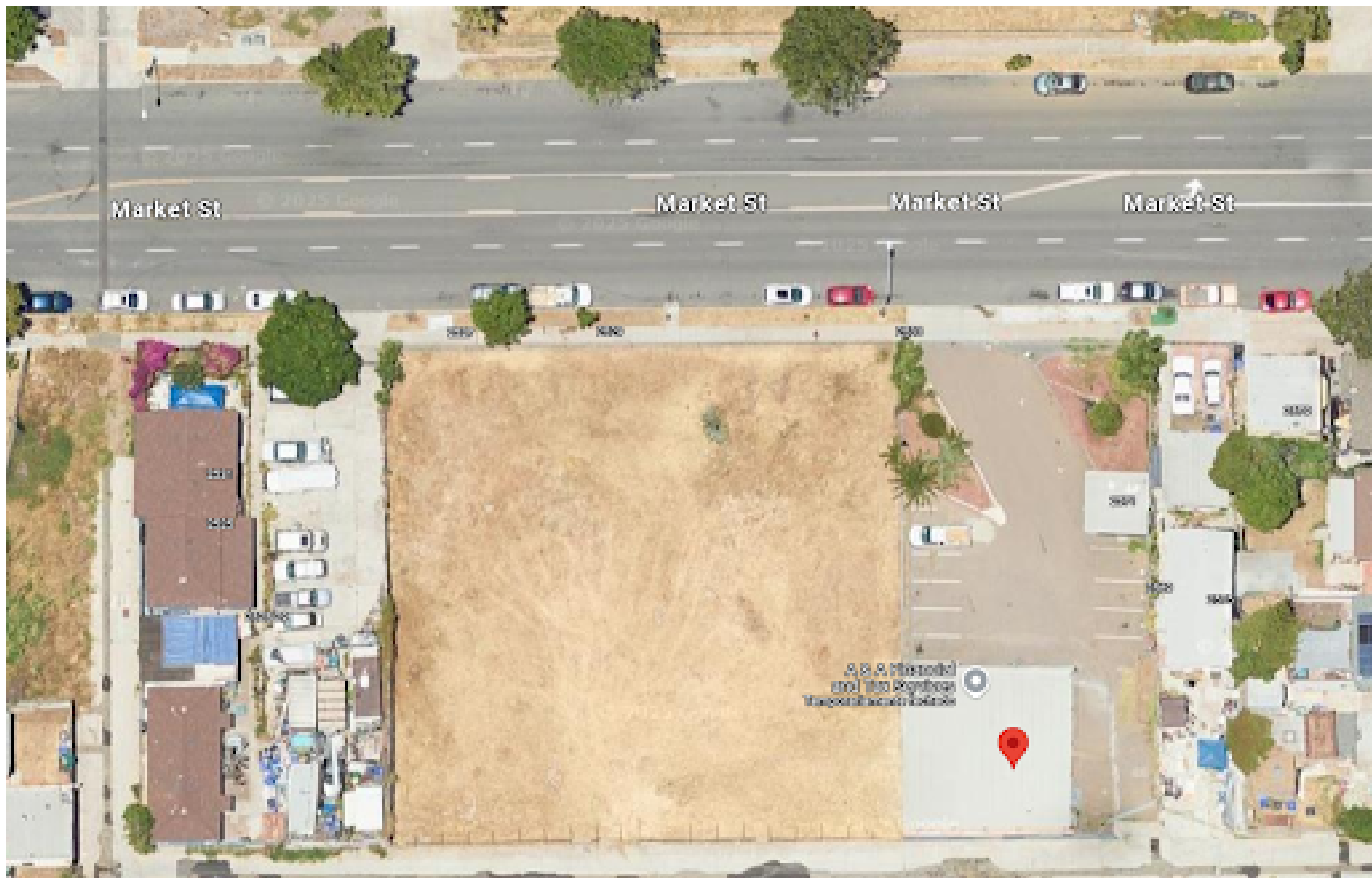
Permitted Uses:

Use Table Link	https://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/2000-REV-12-24.pdf
By-Right Uses	Retail Sales, Personal Services, Eating and Drinking Establishments, Professional Offices, Multiple Dwelling Units
Conditional Uses	Alcoholic Beverage Outlets, Automotive Services, Entertainment Establishments, Lodging Establishments;

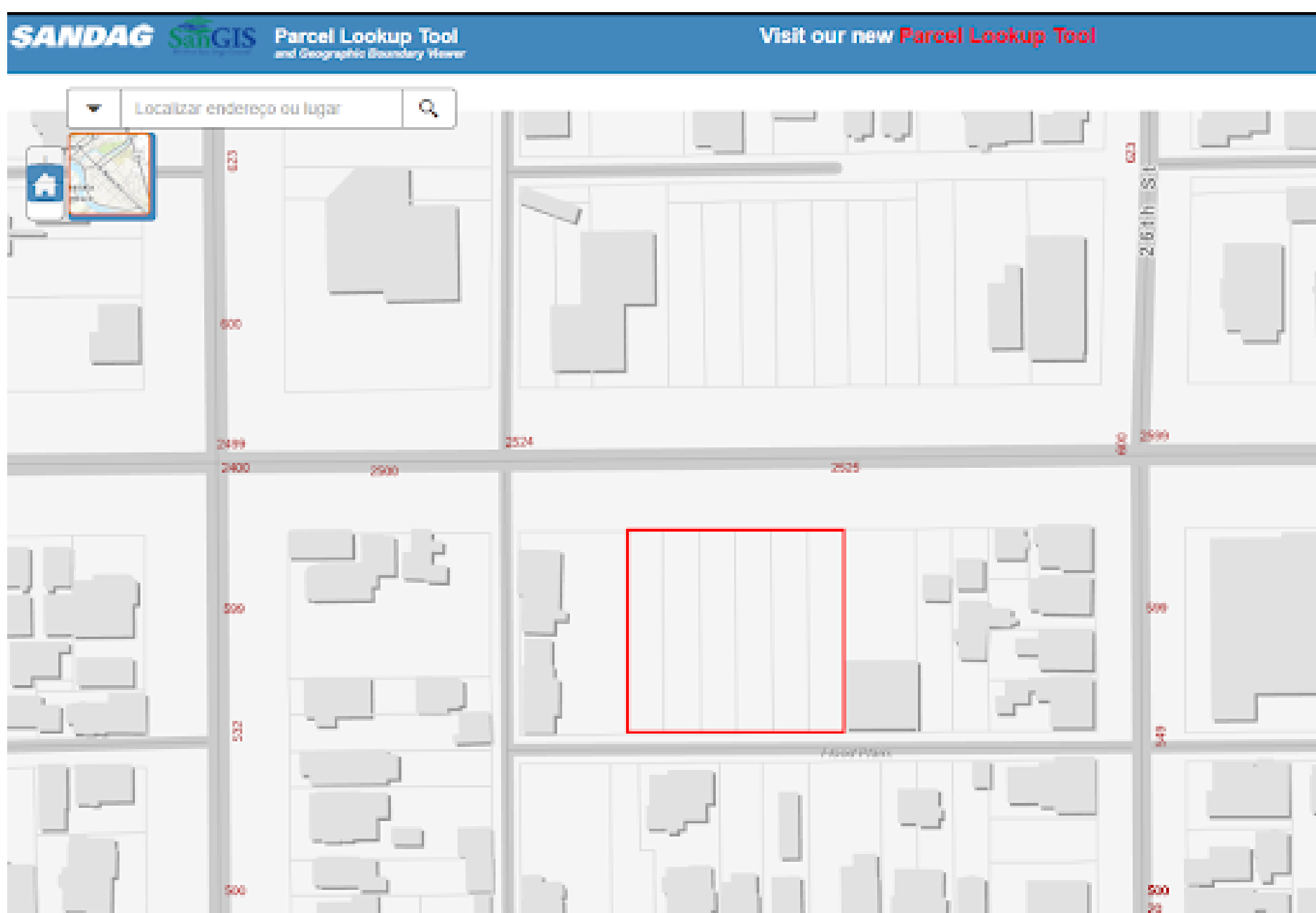
Development Controls

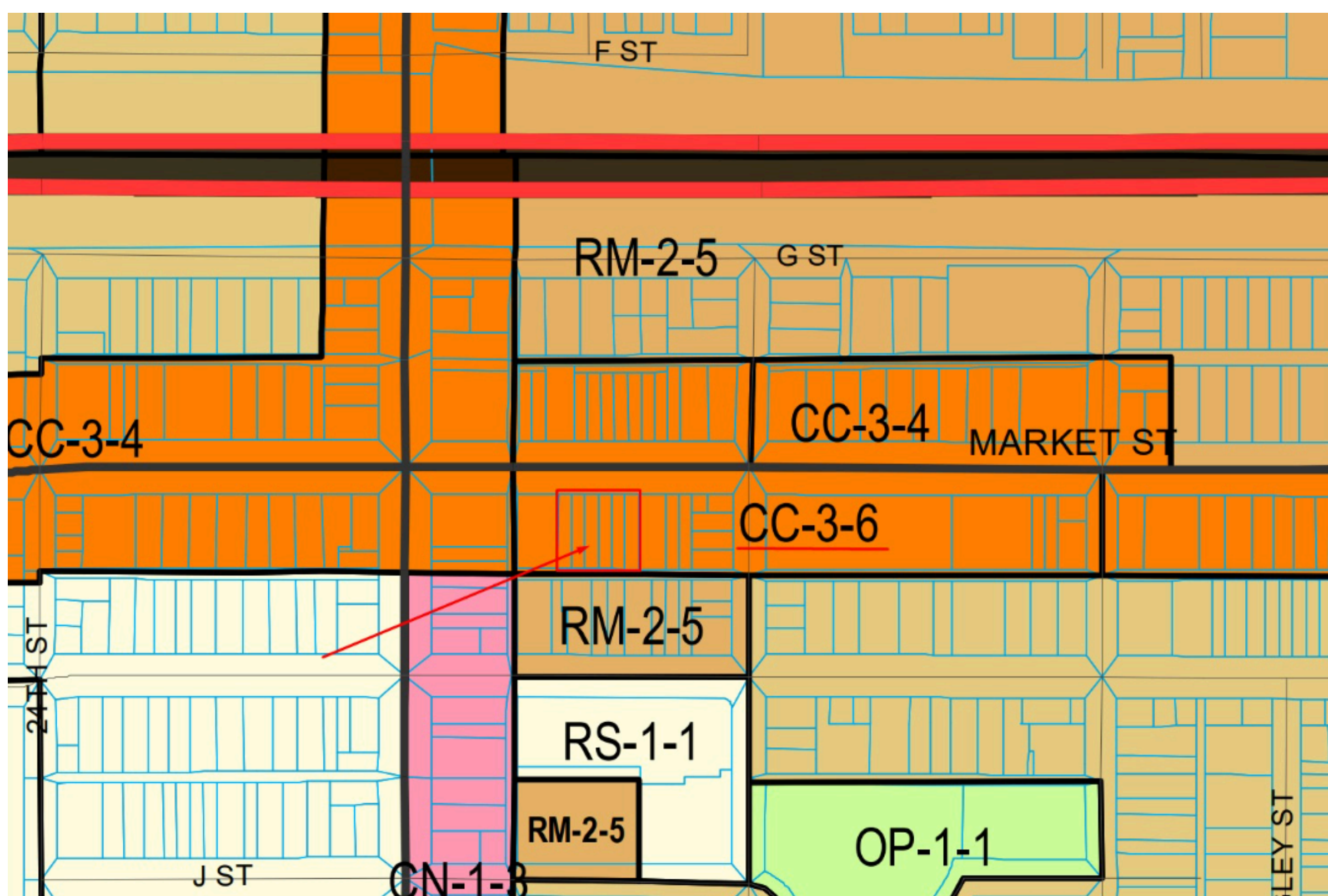
Development Regulations Link for CC Zones	https://docs.sandiego.gov/municode/municodechapter13/ch13art01division05.pdf
Standard	Requirement
FAR	2
Height Limits	65ft
Front, Side & Rear Setbacks	10ft
Maximum Density	1 unit per 1000sq.ft
Minimum Lot Coverage	35%
Parking Requirements Source	https://docs.sandiego.gov/municode/municodechapter14/ch14art02division05.pdf §142.0525 Multiple Dwelling Unit Residential Uses — Required Parking Ratios
Parking Requirements	No off-street parking required by zoning, only by use

Parcel Satellite View



Parcel Map





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