

**Article 5: Planned Districts**  
*(Added 10-2-2000 by O-18854 N.S.)*

**Division 2: Central Urbanized Planned District**  
*(Added 10-2-2000 by O-18854 N.S.)*

**§155.0201 Purpose of the Central Urbanized Planned District**

The purpose of the Central Urbanized Planned District is to assist in implementing the goals and objectives of the Mid-City Communities Plan and the College Area Community Plan. For residential uses, these goals and objectives include the development of quality single and multiple dwelling units that are compatible in scale and character with existing neighborhoods. For non-residential uses, the goals and objectives include developing sites that offer a broad range of goods and services on sites that can expand to meet economic development needs of the community. The goals also seek to provide an opportunity for light manufacturing uses in appropriate commercial districts, to encourage commercial/ residential mixed-use development, and to provide attractive design that is consistent with the existing commercial character.

*(Added 10-2-2000 by O-18854 N.S.)*  
*(Renumbered from 151.0201 to 155.0201 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0202 Boundaries of the Central Urbanized Planned District**

The following regulations shall apply in the Mid-City Communities and portions of the College Area community plan areas in the City of San Diego, California, designated on Zone Map No. C-896, filed in the office of the City Clerk as Document No. OO-18854.

*(Added 10-2-2000 by O-18854 N.S.)*  
*(Renumbered from 151.0202 to 155.0202 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0210 Land Development Procedures in the Central Urbanized Planned District**

All provisions of Chapter 11 (Procedures) apply within the Central Urbanized Planned District.

*(Added 10-2-2000 by O-18854 N.S.)*  
*(Renumbered from 151.0210 to 155.0210 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0220 Land Development Review in the Central Urbanized Planned District**

All provisions of Chapter 12 (Reviews) apply within the Central Urbanized Planned District in addition to the following regulations:

- (a) In the CU-1-1 and CU-1-2 zones, a Neighborhood Use Permit is required for Instructional Studios as described in Section 155.0251(b).
- (b) In the CU-1-1 and CU-1-2 zones, a Neighborhood Use Permit is required for Eating and Drinking Establishments Abutting Open Space and Residential Zones as described in Section 155.0251(a).
- (c) In the CU-1-1 and CU-1-2 zones, a Neighborhood Use Permit is required for the following retail sales uses: Consumer Goods, Furniture, Appliances, and Equipment; and, Sundries, Pharmaceutical, and Convenience Sales, as described in section 155.0251.
- (d) In the CU-1-1 and CU-1-2 zones, a Neighborhood Use Permit is required for the provision of Personal Services, as described in section 155.0251.
- (e) A Conditional Use Permit in accordance with Process Three is required for Small and Large (Recycling) Collection Facilities, as described in section 155.0251.
- (f) In the CC-5-4, CU-2-3 and CU-2-4 zones, Processing and Packaging of Plant Products and Animal By-Products Grown Off-premises are prohibited except that Poultry Processing Facilities between I-805 and 54<sup>th</sup> Street are permitted with a Conditional Use Permit as described in Section 155.0251(c).
- (g) A Site Development Permit as described in Process Three is required for residential and mixed commercial/residential development in facility deficient neighborhoods designated on Zone Map No. C-896, on file in the office of the City Clerk as Document No. OO-18854, and as described in Section 155.0253(a) and shown in Diagram 155-02B.
- (h) A Planned Development Permit in accordance with Process Three is required for residential development in a commercial zone on El Cajon Boulevard or University Avenue that is not part of a mixed-use (commercial-residential) project as described in Section 155.0253(b).
- (i) A Planned Development Permit in accordance with Process Three is required for new commercial development that varies from the required architectural features contained in Section 155.0244 as described in Section 155.0253(c).

- (j) In the CU-3-3 Zone, a Planned Development Permit in accordance with Process Three is required for establishments exceeding 5,000 square feet gross floor area as described in Section 155.0253(d).
- (k) In the CR-2-1, CC-4-3, CC-5-3, CC-5-4, CU-2- and CU-3- zones, a Planned Development Permit in accordance with Process Three shall be required for Warehouses, Wholesale Distribution, and Light Manufacturing uses exceeding 10,000 square feet up to a maximum of 30,000 square feet as described in Section 155.0253(f).
- (l) In the CU-2-3, CU-2-4, CU-2-5, CC-4-3 zones, a Conditional Use Permit issued in accordance with Process Three is required for Alcoholic Beverage Outlets, as described in Section 155.0251(d).
- (m) In the CU-2-3, CU-2-4, CU-2-5, CC-4-3 zones, a Conditional Use Permit issued in accordance with Process Three is required for Specialized Practice Massage Establishments as described in Section 155.0251(e).
- (n) A Planned Development Permit in accordance with Process Three is required for residential development that varies from the required architectural features regulations contained in section 155.0232.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0220 to 155.0220 by SDMC 11.0207 effective 4-26-2007.)*

#### **§155.0230 Zones in the Central Urbanized Planned District**

All provisions of Chapter 13 (Zones) apply within the Central Urbanized Planned District except for Sections 155.0231-155.0244:

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0230 to 155.0230 by SDMC 11.0207 effective 4-26-2007.)*

#### **§155.0231 Exceptions to the Residential Zones Regulations within the Central Urbanized Planned District**

Table 131-04G, Development Regulations of RM Zones, shall apply with the following exceptions:

**Table 155-02A**  
**Floor Area Ratio Exceptions**

<b>Zones</b>	<b>RM-1-1</b>	<b>RM-1-2</b>	<b>RM-1-3</b>	<b>RM-2-4</b>	<b>RM-2-5</b>	<b>RM-2-6</b>
Max <i>floor area ratio</i>	1.0 <sup>1,2</sup>	0.65 <sup>1,2</sup>	0.75 <sup>1,2</sup>	0.90 <sup>1,2</sup>	1.10 <sup>2</sup>	1.30

**Footnotes for Table 155-02A**

- <sup>1</sup> For *development* that consist of 3 to 7 *dwelling units*, the maximum *floor area ratio* shall be 1.0. For *development* within a historic district or on a *premises* with a historical resource included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a *premises* that is designated as a *historical resource* consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum *floor area ratio* does not increase.
- <sup>2</sup> For *development* that consist of 8 to 10 *dwelling units*, the maximum *floor area ratio* shall be 1.25. For *development* within a historic district or on a *premises* with a historical resource included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a *premises* that is designated as a *historical resource* consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum *floor area ratio* does not increase.

(Added 10-2-2000 by O-18854 N.S.)

(Renumbered from 151.0231 to 155.0231 by SDMC 11.0207 effective 4-26-2007.)

(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)

(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

**[Editors Note:** Amendments as adopted by O-21836 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-21836-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21836-SO.pdf) ]

**§155.0232 Additional Residential Zones Development Regulations within the Central Urbanized Planned District**

The following additional development regulations apply in the Central Urbanized Planned District:

- (a) Residential Architectural Features. All new multiple *dwelling units* in any residential zone shall include the following architectural features, unless a Planned Development Permit is obtained.
  - (1) All windows shall be of a similar material and maintain a consistent design character throughout.
  - (2) There shall be no more than two different wall siding materials on any single building.
  - (3) Each residential building shall include at least five architectural features all to be chosen from one of the following styles:
    - (A) Contemporary Style Structures
      - (i) Multiple pitched roofs
      - (ii) For three or more multiple dwelling units at least one chimney per three dwelling units
      - (iii) At least one clerestory window for each 50 feet of *street* elevation
      - (iv) Wood window frames
      - (v) At least one transom window
      - (vi) Front entry porch
      - (vii) Window awnings on all windows facing a *street*
      - (viii) Planted wall mounted lattice with plants
      - (ix) Windows recessed at least two inches
      - (x) Eaves with a minimum 18-inch overhang

(B) Spanish Style Structures

- (i) Wrought iron railings on at least all *street* facing elevations
- (ii) Entrance pergola
- (iii) Canvas awnings on all windows facing a *street*
- (iv) Integral ceramic tile wall detail
- (v) Buttressed *street* wall
- (vi) Wood window frames
- (vii) Clay or concrete tile roof over at least 80 percent of the coverage
- (viii) At least two different mass heights, each measuring at least 10 percent of the building coverage.
- (ix) Battered window openings with a minimum 6 inch depth on at least all street facing windows.
- (x) Molded stucco wall detail

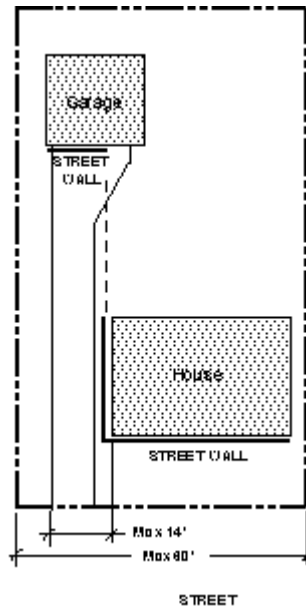
(C) Bungalow Style Structures

- (i) Lap siding on at least all *street* elevations.
- (ii) Front entry porch
- (iii) Minimum 18-inch eaves with articulated rafter ends
- (iv) At least one attic eyebrow
- (v) Wood window frames
- (vi) At least one chimney per three *dwelling units*
- (vii) Multi-panel entrance door
- (viii) At least one window planter box

- (ix) Operable window shutters on all windows facing a *street*
  - (x) Trim surrounding all windows
- (b) Garages and Parking. All new *dwelling units* in the Normal Heights, Kensington-Talmadge, and Eastern Area community plan areas are subject to the following development regulations:
  - (1) For lots with *alley* access, access to parking shall be from the *alley* only. The City Engineer, in his sole discretion, may determine whether a *lot* has adequate *alley* access.
  - (2) For lots without *alley* access and with *street frontage* between 40 feet and 60 feet, not more than a 14-foot width of garage door or garage entry on the *street wall* is permitted. For each additional 50 feet of *street frontage* in excess of 60 feet, an additional 10 feet maximum width garage door or garage entry is permitted as shown in Diagram 155-02A.
  - (3) For lots without *alley* access and with street frontage between 40 feet and 60 feet, not more than one maximum 12-foot-wide unenclosed parking space in front or to the side of the *building facade* is permitted. For each additional 50 feet of *street frontage* in excess of 60 feet, an additional parking space is permitted as shown in Diagram 155-02A.
  - (4) In all cases, garages, carports, and other parking entries in the *street wall* shall be set back at least an additional 5 feet from the facade wall enclosing habitable space.

Diagram 155-02A

## Garage and Parking Street Wall Limitation



(Added 10-2-2000 by O-18854 N.S.)

(Renumbered from 151.0232 to 155.0232 by SDMC 11.0207 effective 4-26-2007.)

### §155.0233 Exceptions to the Commercial Zones Development Regulations within the Central Urbanized Planned District

- (a) In the CN-1-3, CC-4-3, CC-5-3 and CC-5-4 zones, *single dwelling units* with or without commercial or industrial *development* are permitted.
- (b) In the CN-1-3 and CC-5-4 zones, *multiple dwelling unit development* with or without a non-residential component may be permitted provided that the density does not exceed 75 percent of the density that would be permitted in a mixed-use *development*. A Planned Development Permit is required for *development* abutting El Cajon Boulevard or University Avenue as described in Section 155.0253(b).
- (c) In the CR-2-1, CC-4-3, CC-5-3 and CC-5-4 zones, Warehouses, Wholesale Distribution, and Light Manufacturing may be permitted subject to the regulations contained in Section 155.0253(f).



- (d) In the CC-5-4 zone, Processing and Packaging of Plant Products and Animal By-Products Grown Off-premises, of which only Custom Poultry Processing Facilities are permitted and only between I-805 and 54<sup>th</sup> Street, with a Conditional Use Permit decided in accordance with Process Three as described in Section 155.0251(c).
- (e) In the CC-4-3, CC-5-3 and CC-5-4 zones, a Conditional Use Permit issued in accordance with Process Three is required for Alcoholic Beverage Outlets as described in Section 155.0251(d).
- (f) In the CC-4-3, CC-5-3 and CC-5-4 zones, a Conditional Use Permit issued in accordance with Process Three is required for Specialized Practice Massage Establishments as described in Section 155.0251(e).

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0233 to 155.0233 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0234 Additions to the Commercial Zones Regulations within the Central Urbanized Planned District**

- (a) In the CN-1-3, CR-2-1, CC-2-3, CC-4-3, CC-5-3 and CC-5-4 zones, Section 155.0244 Architectural Requirements for CU Zones, apply.
- (b) In the CN-1-3, CC-4-3, CC-5-3 and CC-5-4 zones, *single dwelling unit residential development* with or without a non-residential component is permitted.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0234 to 155.0234 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0235 Purpose of the Central Urbanized (CU) Commercial Zones**

The purpose of the CU zones is to allow different types of mixed uses at varying densities. The CU zones are differentiated based on the uses allowed and regulations as follows:

- (a) The following zones allow a mix of neighborhood serving commercial uses and lower density residential use:
  - CU-1-1 is intended to accommodate *development* combining low density residential and low intensity commercial uses.
  - CU-1-2 is intended to accommodate *development* combining low-medium density residential and low intensity commercial uses.

- (b) The following zones allow a mix of heavy commercial and limited industrial uses with residential uses:
- CU-2-3 is intended to accommodate *development* with pedestrian orientation and medium-high density residential use.
  - CU-2-4 is intended to accommodate *development* with pedestrian orientation and high density residential use.
  - CU-2-5 is intended to accommodate *development* with a high intensity, pedestrian orientation and medium-high density residential use.
- (c) The following zones allow a mix of pedestrian-oriented, community serving uses, limited industrial uses and residential uses:
- CU-3-3 is intended to accommodate *development* with a pedestrian orientation and medium-high density residential use
  - CU-3-6 is intended to accommodate *development* with strip commercial characteristics and medium density residential use
  - CU-3-7 is intended to accommodate *development* with strip commercial characteristics and low density residential use
  - CU-3-8 is intended to accommodate *development* with strip commercial characteristics and low-medium density residential use
- (d) The purpose of the CT (Commercial-Transitional) zones is to provide a transition area between commercial use areas and residential use areas. The CT zones are intended to allow an existing or new commercial use to expand on property which is located in both a transition zone and the adjoining commercial zone and which fronts on a major street. Otherwise, transition zoned lots may be developed with a residential use at the designated density. The CT zones are differentiated based on the uses allowed and regulations as follows:
- CT- 5-4 is intended to provide transition between the CC-5-4 zone and abutting residential use areas.
  - CT-2-3 is intended to provide transition between the CU-2-3 zone and abutting residential use areas.

- CT-2-4 is intended to provide transition between the CU-2-4 zone and abutting residential use areas.
- CT-3-3 is intended to provide transition between the CU-3-3 zone and abutting residential use areas.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0235 to 155.0235 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0236 Use and Development Regulations of Commercial-Transition (CT) Zones**

- (a) CT- 5-4. *Development* in the CT-5-4 zone is subject to the CC-5-4 zone use and development regulations if any portion of the *development* is also within the CC-5-4 zone and fronts on a major street as designated in the applicable community plan. If no portion of the development is in the CC-5-4 zone or if no portion fronts on a major street then the RM-2-5 zone use and development regulations apply.
- (b) CT-2-3. Development in the CT-2-3 zone is subject to the CU-2-3 zone use and development regulations if the *development* is also within the CU-2-3 zone and fronts on a major street as designated in the applicable community plan. If no portion of the development is in the CU-2-3 zone or if no portion fronts on a major street then the RM-2-5 zone use and development regulations apply.
- (c) CT-2-4. Development in the CT-2-4 zone is subject to the CU-2-4 zone use and development regulations if the *development* is also within the CU-2-4 zone and fronts on a major street as designated in the applicable community plan. If no portion of the development is in the CU-2-4 zone or no portion fronts on a major street, then the RM-2-5 zone use and development regulations apply.
- (d) CT-3-3. Development in the CT-3-3 zone is subject to the CP-1-1 zone use and development regulations if the *development* is also within the CU-3-3 zone, or the RM-1-2 zone use and development regulations if the project site is not within the CU-3-3 zone.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0236 to 155.0236 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0238 Use Regulations Table of CU Zones**

The uses allowed in the CU zones are shown in Table 155-02C:

**Legend for Table 155-02C**

Symbol in Table 155-02C	Description of Symbol
<b>P</b>	<b>Use or use category is permitted. Regulations pertaining to a specific use may be referenced.</b>
<b>L</b>	<b>Use is permitted with limitations, which may include location limitations or the requirement for a use or <i>development permit</i>. Regulations are located in Land Development Code Chapter 14, Article 1 (Separately Regulated Use Regulations) unless otherwise noted.</b>
<b>N</b>	<b>Neighborhood Use Permit Required. Regulations are located in Land Development Code Chapter 14, Article 1 (Separately Regulated Use Regulations) unless otherwise noted.</b>
<b>C</b>	<b>Conditional Use Permit Required. Regulations are located in Land Development Code Chapter 14, Article 1 (Separately Regulated Use Regulations) unless otherwise noted.</b>
<b>-</b>	<b>Use or use category is not permitted.</b>

**Table 155-02C**  
**Use Regulations Table for CU Zones**

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Open Space											
Active Recreation		-		-			-				
Passive Recreation		-		-			-				
Natural Resources Preservation		-		-			-				
Park Maintenance Facilities		-		-			-				
Agriculture											
Agricultural Processing		-		-			-				
Aquaculture Facilities		-		-			-				
Dairies		-		-			-				
Horticulture Nurseries & Greenhouses		-		-			-				
Raising & Harvesting of Crops		-		-			-				
Raising, Maintaining & Keeping of Animals		-		-			-				
Separately Regulated Agriculture Uses											
Agricultural Equipment Repair Shops		-		P			P				
Commercial Stables		-		-			-				
Community Gardens		L		L			L				
Equestrian Show & Exhibition Facilities		-		-			-				
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-		-			-				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Residential											
Mobilehome Parks		-		-			-				
Multiple Dwelling Units		P <sup>(3)</sup>		P <sup>(3)(4)</sup>			P <sup>(3)(4)</sup>				
Rooming House [See Sections 131.0112(a)(3)(A) and 131.0540]		-		P			-				
Shopkeeper Units [See Section 113.0103]		P		P <sup>(4)</sup>			P <sup>(4)</sup>				
Single Dwelling Units		P		-			P				
Separately Regulated Residential Uses											
Accessory Dwelling Units		L		L			L				
Continuing Care Retirement Communities		C		C			C				
Employee Housing:											
6 or Fewer Employees		-		-			-				
12 or Fewer Employees		-		-			-				
Greater than 12 Employees		-		-			-				
Fraternities and Sororities		-		C			C				
Garage, Yard, & Estate Sales		L		-			-				
Guest Quarters		L		-			-				
Home Occupations		L		L			L				
Junior Accessory Dwelling Units		-		-			-				
Live/Work Quarters		L		L			L				
Movable Tiny Houses		L		-			-				
Residential Care Facilities:											
6 or Fewer Persons		P		P			P				
7 or More Persons		C		C			C				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Student Housing		-		C			C				
Transitional Housing:											
6 or Fewer Persons		P		P			P				
7 or More Persons		C		C			C				
Watchkeeper Quarters		-		-			-				
Institutional											
Separately Regulated Institutional Uses											
Airports		-		-			-				
Botanical Gardens & Arboretums		-		-			-				
Cemeteries, Mausoleums, Crematories		-		-			-				
Correctional Placement Centers		-		C			-				
Educational Facilities:											
Kindergarten through Grade 12		-		L			C				
Colleges / Universities		-		C			C				
Vocational / Trade School		-		P			C				
Electric Vehicle Charging Stations		L		L			L				
Energy Generation & Distribution Facilities		-		P			C				
Exhibit Halls & Convention Facilities		-		C			C				
Flood Control Facilities		-		L			L				
Historical Buildings Used for Purposes Not Otherwise Allowed		C		C			C				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Homeless Facilities:											
Congregate Meal Facilities		-		C			-				
Emergency Shelters		-		C			-				
Homeless Day Centers		-		C			-				
Hospitals		-		C			C				
Intermediate Care Facilities & Nursing Facilities		C		C			C				
Interpretive Centers		-		P			-				
Museums		-		C			C				
Major Transmission, Relay, or Communications Switching Stations		-		C			C				
Satellite Antennas		L		L			L				
Social Service Institutions		-		C			C				
Solar Energy Systems		L		L			L				
Wireless Communication Facilities		See Section 141.0420									
Retail Sales											
Building Supplies & Equipment		-		P			-				
Food, Beverages and Groceries		P		P			P				
Consumer Goods, Furniture, Appliances, Equipment		N		P			P				
Pets & Pet Supplies		-		P			P				
Sundries, Pharmaceutical, & Convenience Sales		N		P			P				
Wearing Apparel & Accessories		P		P			P				



Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Separately Regulated Retail Sales Uses											
Agriculture Related Supplies & Equipment		-		P			-				
Alcoholic Beverage Outlets		-		C			C				
Cannabis Outlets		-		-			-				
Farmers' Markets											
Weekly Farmers' Market		-		L			L				
Daily Farmers' Market Stands		-		L			L				
Plant Nurseries		-		P			P				
Retail Farms		-		L			L				
Retail Tasting Stores		-		L			L				
Swap Meets & Other Large Outdoor Retail Facilities		-		C			-				
Commercial Services											
Building Services		-		P			P				
Business Support		P		P			P				
Eating & Drinking Establishments		P <sup>(5)</sup>		P			P <sup>(12)</sup>				
Financial Institutions		P		P			P				
Funeral & Mortuary Services		-		P			P				
Instructional Studios		N		P			P				
Maintenance & Repair		P		P			P				
Off-site Services		-		P			P				
Personal Services		N		P			P				
Radio & Television Studios		-		P			P				
Tasting Rooms		-		-			-				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Visitor Accommodations		-			P			P			
Separately Regulated Commercial Services Uses											
Adult Entertainment Establishments:											
Adult Book Store		-		L			L				
Adult Cabaret		-		L			L				
Adult Drive-In Theater		-		L			L				
Adult Mini-Motion Picture Theater		-		L			L				
Adult Model Studio		-		L			L				
Adult Motel		-		L			L				
Adult Motion Picture Theater		-		L			L				
Adult Peep Show Theater		-		L			L				
Adult Theater		-		L			L				
Body Painting Studio		-		L			L				
Massage Establishment		-		L			-				
Sexual Encounter Establishment		-		L			L				
Assembly & Entertainment Uses, Including Places of Religious Assembly		C		L			L				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Boarding Kennels/ Pet Day Care Facilities		-			L			L			
Camping Parks		-			C			C			
Child Care Facilities:											
Child Care Centers		C		L			L				
Large Family Day Care Homes		L		L			L				
Small Family Day Care Homes		P		P			P				
Eating and Drinking Establishments Abutting Residentially and Open Space-Residential Zoned Property		N		L			L				
Fairgrounds		-		C			-				
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-		C			C				
Helicopter Landing Facilities		-		C			C				
Massage Establishments, Specialized Practice		C		C			C				
Mobile Food Trucks		-		L			L				
Nightclubs & Bars over 5,000 square feet in size		-		C			C				
Parking Facilities as a <i>Primary Use</i> :											
Permanent Parking Facilities		-		P			P				
Temporary Parking Facilities		-		N			N				
Private Clubs, Lodges and Fraternal Organizations		-		P			P				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Privately Operated, Outdoor Recreation Facilities over 40,000 Square Feet in Size <sup>(6)</sup>		-			C			C			
Pushcarts on Private Property		-		L			L				
Recycling Facilities:											
Large Collection Facility		-		C			C				
Small Collection Facility		-		C			C				
Large Construction & Demolition Debris <i>Recycling Facility</i>		-		-			-				
Small Construction & Demolition Debris <i>Recycling Facility</i>		-		-			-				
Drop-off Facility		-		L			L				
Green Materials Composting Facility		-		-			-				
Mixed Organic Composting Facility		-		-			-				
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-		-			-				
Large Processing Facility Accepting All Types of Traffic		-		-			-				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-			C			-			
Small Processing Facility Accepting All Types of Traffic		-			C			-			
Reverse Vending Machines		-			L			L			
Tire Processing Facility		-			-			-			
Sidewalk Cafes		N			L			L			
Sports Arenas & Stadiums		-			C			C			
Theaters That Are Outdoor or over 5,000 Square Feet in Size		-			C			C			
Urgent Care Facilities		-			N			N			
Veterinary Clinics & Animal Hospitals		-			L			L			
Zoological Parks		-			-			-			
<b>Offices</b>											
<b>Business &amp; Professional</b>		P			P			P			
<b>Government</b>		-			P			P			
<b>Medical, Dental, &amp; Health Practitioner</b>		P			P			P			
<b>Regional &amp; Corporate Headquarters</b>		-			P			P			
<b>Separately Regulated Office Uses</b>											
Real Estate Sales Offices & Model Homes		-			L			L			
<i>Sex Offender</i> Treatment & Counseling		-			L			L			

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1 <sup>-(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Vehicle & Vehicular Equipment Sales & Service											
Commercial Vehicle Repair & Maintenance		-		P <sup>(7)</sup>			-				
Commercial Vehicle Sales & Rentals		-		P <sup>(7)</sup>			-				
Personal Vehicle Repair & Maintenance		-		P <sup>(7)</sup>			-				
Personal Vehicle Sales & Rentals		-		P <sup>(7)</sup>			-				
Vehicle Equipment & Supplies Sales & Rentals		-		P <sup>(7)</sup>			-				
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses											
Automobile Service Stations		-		C			C				
Outdoor Storage & Display of New, unregistered Motor Vehicles as a <i>primary use</i>		-		C			-				
Distribution and Storage		-									
Equipment & Materials Storage Yards		-		-			-				
Moving & Storage Facilities		-		P			-				
Distribution Facilities		-		P <sup>(8)</sup>			P <sup>(8)</sup>				
Separately Regulated Distribution, and Storage Uses											
Impound Storage Yards		-		C			-				

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Junk Yards		-		-				-			
Temporary Construction Storage Yards Located off-site		-		L				L			
<b>Industrial</b>											
Heavy Manufacturing		-		-				-			
Light Manufacturing		-		P <sup>(8)(9)</sup>				P <sup>(8)</sup>			
Marine Industry		-		-				-			
Research & Development		-		P				P			
Testing Labs		-		-				-			
Trucking & Transportation Terminals		-		-				-			
<b>Separately Regulated Industrial Uses</b>											
Artisan Food and Beverage Producer		-		L				L			
<i>Cannabis Production Facilities</i>		-		-				-			
<i>Hazardous Waste</i> Research Facility		-		-				-			
Hazardous Waste Treatment Facility		-		-				-			
Marine Related Uses Within the Coastal Overlay Zone		-		C				C			
Mining and Extractive Industries		-		-				-			
Newspaper Publishing Plants		-		P				C			
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises		-		C <sup>(10)</sup>				-			
Very Heavy Industrial Uses		-		-				-			
Wrecking & Dismantling of Motor Vehicles		-		-				-			

Use Categories/Subcategories [See Land Development Code Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones									
	1st & 2nd >>	CU-									
	3rd >>	1- <sup>(1)</sup>		2-			3-				
	4th >>	1	2	3	4	5	3 <sup>(2)(12)</sup>	6	7	8	
Signs											
Allowable Signs		P <sup>(11)</sup>		P			P				
Separately Regulated Signs Uses											
Community Entry Signs		L		L			L				
Neighborhood Identification Signs		N		N			N				
Comprehensive Sign Program		N		N			N				
Revolving Projecting Signs		-		N			N				
Signs with Automatic Changing Copy		-		N			N				
Theater Marquees		-		N			N				

**Footnotes for Table 155-02C**

- (1) See Section 155.0240(b).
- (2) In the CU-3-3 zone a Planned Development Permit is required for commercial or industrial establishments that exceed 5,000 square feet in *gross floor area* in accordance with Section 155.0253(d).
- (3) See Section 155.0240(a).
- (4) In the CU-2-4, CU-2-5 and CU-3-3 zones *multiple dwelling unit residential development* is only permitted with a commercial component that occupies the front 30 feet of the lot.
- (5) Drive-in and drive-through restaurants, live entertainment, and the sale of intoxicating beverages other than beer and wine are not permitted in the CU-1-1 and CU-1-2 zones.
- (6) The size of the facility includes all indoor and outdoor areas that are devoted to the recreational use, excluding customer parking areas.
- (7) Vehicle & Vehicular Equipment Sales & Service are not permitted on 43rd Street or on Fairmount Avenue within the CU-2-3 and CU-2-4 zones.



- (8) For properties designated for commercial use, all activities associated with the use shall be located within an enclosed *structure* that does not exceed 10,000 square feet of *gross floor area* per premises. For structures exceeding 10,000 square feet, see Section 155.0253(f). Except for properties designated for industrial use in the applicable community plan, activities that require a permit from the Hazardous Materials Management Division of the County of San Diego or from the San Diego Air Pollution Control District are not permitted.
- (9) In the CU-2-4 zone, if light manufacturing is the *primary use*, a minimum of 10 percent of the *gross floor area* which is located adjacent to a street frontage shall be used for retail sales, including but not limited to items manufactured on the premises.
- (10) See Section 155.0251(c).
- (11) See Section 155.0240(c).
- (12) In the CU-3-3 zone a Planned Development Permit is required for drive-in and drive-through services.
- (13) All activities shall occur between the hours of 6:00 a.m. and 12:00 a.m.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0238 to 155.0238 by SDMC 11.0207 effective 4-26-2007.)*

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

*(Amended 7-6-2011 by O-20065 N.S.; effective 8-5-2011.)*

*(Amended 10-18-2011 by O-20104 N.S.; effective 11-17-2011.)*

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

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

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

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

*(Amended 8-4-2016 by O-20704 N.S.; effective 8-27-2016.)*

*(Amended 9-15-2017 by O-20857 N.S.; effective 10-15-2017.)*

*(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)*

*(Amended 8-9-2019 by O-21117 N.S.; effective 9-8-2019.)*

*(Amended 1-8-2020 by O-21163 N.S.; effective 2-9-2020.)*

*(Amended 8-12-2020 by O-21223 N.S.; effective 10-8-2020.)*

*(Amended 4-14-2021 by O-21305 N.S.; effective 5-29-2021.)*

*(Amended 3-11-2022 by O-21439 N.S.; effective 4-10-2022.)*

*(Amended 5-23-2022 by O-21458 N.S.; effective 6-22-2022.)*

*(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*

*(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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**§155.0240 Additional Use Regulations of CU Zones**

- (a) In the CU-1-1, CU-1-2, CU-2-3, CU-3-6, CU-3-7 and CU-3-8 zones, *multiple dwelling unit residential development* without a non-residential component may be permitted provided that the density does not exceed 75% of the density permitted in a mixed-use *development*, except that properties abutting El Cajon Boulevard or University Avenue are subject to a Planned Development Permit as described in Section 155.0253(b).
- (b) In the CU-1-1 and CU-1-2 zones, Retail Sales, Office and Commercial Services use categories, as indicated in Table 155-02C, shall be subject to the following:
  - (1) A minimum of 50 percent of the *gross floor area* of the premises shall be residential in use.
  - (2) The *gross floor area* of the non-residential use shall not exceed 2,500 square feet.
  - (3) No premises shall contain more than one Retail Sales or Commercial Service establishment.
  - (4) Unless otherwise provided for in Section 155.0240(b), all non-residential activities including storage shall be located within an enclosed building.
  - (5) All activities associated with the non residential use shall occur between the hours of 8:00 a.m. and 10:00 p.m.
  - (6) A maximum of five employees or business owners or a combination thereof may engage in Retail Sales, Office or Commercial Services activities on-site at any given time during business hours.
  - (7) The one-hour average sound level shall not exceed 55 decibels on or beyond the boundaries of the property on which the noise is produced. All other Noise Abatement and Control regulations established in Chapter 5, Article 9.5 shall apply.
  - (8) Only one licensed commercial vehicle used by the establishment for commercial purposes may be parked on the premises. The commercial vehicle shall not exceed a one-ton carrying capacity.

- (c) In the CU-1-1 and CU-1-2 zones, the following sign regulations apply:
- (1) Land Development Code Section 142.1270, Signs in Multiple Dwelling Unit Residential Zones; and
  - (2) One *sign per street frontage* identifying the principal uses of the premises is permitted, provided that the combined area of all *wall signs* and *ground signs* does not exceed 12 square feet.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0240 to 155.0240 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0242 Development Regulations Table for CU Zones**

The following development regulations apply in each of the CU zones as shown in Table 155-02D.

**Table 155-02D**  
**Development Regulations of CU Zones**

Development Regulations	Zone Designator	Zones							
	1st & 2nd □ >>	CU-							
	3rd □ >>	1-	2-	3-	2-	3-			
	4th >> □	1 <sup>(1)</sup>	2 <sup>(1)</sup>	3	4	5	6	7	8
<b>Max residential density</b> <sup>(2)</sup>		5,000	3,000	1,000	600	1,000	1,500	5,000	3,000
<b>Supplemental residential regulations</b> <sup>(3)</sup>		applies	applies	applies	applies	applies	applies	applies	applies
<b>Lot area</b>									
Min (sf)		5,000	5,000	2,500	2,500	2,500	5,000	2,500	2,500
Max (ac)		0.3	0.3	-	-	-	-	-	-
<b>Lot dimensions</b>									
Min width (ft)		50	50	25	25	25	50	25	25
Min <i>street frontage</i> (ft)		-	-	25	25	25	50	25	25
Min depth (ft) Max depth (ft)		-	-	-	-	-	100 150	-	-
<b>Setback Requirements</b>									
Min front <i>setback</i> (ft) Max front <i>setback</i> (ft)		20 <sup>(4)</sup> -	20 <sup>(4)</sup> -	- 10 <sup>(5)</sup>	- 10 <sup>(5)</sup>	- 10 <sup>(5)</sup>	- 100 <sup>(5,6)</sup>	10 -	10 -
Min side <i>setback</i> (ft) Optional side <i>setback</i> (ft) [See Land Development Code Section 131.0543(b)]		10 0	10 0	10 0-	10 0	10 0	10 0	5 -	5 -
Side <i>setback</i> abutting residential (ft) [See Land Development Code Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies
Min <i>street side setback</i> (ft) Max <i>street side setback</i> (ft)		20 <sup>(4)</sup> -	20 <sup>(4)</sup> -	- 10 <sup>(5)</sup>	- 10 <sup>(5)</sup>	- 10 <sup>(5)</sup>	- -	10 -	10 -
Min rear <i>setback</i> (ft) Optional rear <i>setback</i> (ft) [See Land Development Code Section 131.0543(b)]		10 0	10 0	10 0	10 0	10 0	10 0	10 0	10 0

Development Regulations	Zone Designator	Zones							
	1st & 2nd □ >>	CU-							
	3rd □ >>	1-	2-	3-	2-	3-			
	4th >> □	1 <sup>(1)</sup>	2 <sup>(1)</sup>	3	4	5	6	7	8
Rear <i>setback</i> abutting residential (ft) [See Land Development Code Section 131.0543(c)]		applies	applies	applies	applies	applies	applies	applies	applies
<b>Max structure height (ft)</b>		24 <sup>(7)</sup>	24 <sup>(7)</sup>	50	-	90	30	30	30
<b>Min lot coverage (%)</b>		-	-	-	35	35	-	-	-
<b>Max floor area ratio</b>		0.6 <sup>(8)(9)</sup>	0.6 <sup>(8)(9)</sup>	1.0 <sup>(9)</sup>	2.0	2.0	0.75 <sup>(8)(9)</sup>	0.5 <sup>(8)(9)</sup>	0.5 <sup>(8)(9)</sup>
Mixed use bonus/ Min % to residential [See Land Development Code Section 131.0546(a)]		0.4/100	0.4/100	0.5/50	2.0/50	1.5/50	0.75/75	0.5/50	0.5/50
<i>Floor Area Ratio</i> Bonus for Child Care [See Section 155.0243(a)]		applies	applies	applies	applies	applies	applies	applies	applies
<b>Pedestrian paths</b> [See Land Development Code Section 131.0550]		applies	applies	applies	applies	applies	applies	applies	applies
<b>Transparency</b> [See Land Development Code Section 131.0552]		-	-	applies	applies	applies	-	applies	applies
<b>Building articulation</b> [See Land Development Code Section 131.0554]		applies	applies	applies	applies	applies	applies	applies	applies
<b>Parking lot orientation</b> [See Land Development Code Section 131.0556]		-	-	-	-	-	applies	-	-

**Footnotes for Table 155-02D**

- (1) For retail sales, office and commercial services use categories in the CU-1-1 and CU-1-2 zones, each *building facade* shall incorporate a door providing direct pedestrian access to the *structure* from the public street.
- (2) One *dwelling unit* per specified minimum square footage of lot area as determined in accordance with Land Development Code Section 113.0222.
- (3) Where residential *development* is permitted, the corresponding development regulations of the RS and RM zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- (4) The minimum *setback* is 20 feet with parking in the street yard and 10 feet with no parking in the *street yard*.

- (5) See Section 131.0543(a)(2).
- (6) See Section 131.0543(a)(3).
- (7) 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, as measured in plan view.
- (8) For *development* that consist of 3 to 7 *dwelling units*, the maximum *floor area ratio* shall be 1.0. For *development* within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a *premise* that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum *floor area ratio* does not increase.
- (9) For *development* that consist of 8 to 10 *dwelling units*, the maximum *floor area ratio* shall be 1.0. For *development* within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a *premise* that is designated as a historical resource consistent with Chapter 12, Article 3, Division 2 of the San Diego Municipal Code, the maximum *floor area ratio* does not increase.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0242 to 155.0242 by SDMC 11.0207 effective 4-26-2007.)*

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

*(Amended 3-7-2023 by O-21618 N.S.; effective 5-6-2023.)*

*(Amended 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)*

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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### §155.0243 Maximum Floor Area Ratio

Maximum *floor area ratio* is specified in Table 155-02D.

#### *Floor Area Ratio Bonus for Child Care Facilities*

In the CU zones, a *floor area ratio* bonus over the otherwise maximum allowable *gross floor area* is permitted at the rate of 10 square feet of additional *gross floor area* for each 1 square foot of *gross floor area* devoted to the *child care facility* to be added to the total area of the *premises* when determining the *floor area ratio* for a *development*. The area designated for the *child care facility* must maintain an ‘E’ occupancy permit for a minimum of 10 years from the time of *construction permit* issuance and must comply with the requirements of Section 141.0606 (Child Care Facilities).

(“Maximum Floor Area Ratio” added 7-22-2024 by O-21836 N.S.; effective 10-5-2024.)

**[Editors Note:** Amendments as adopted by O-21836 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.

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### §155.0244 Architectural Requirements for CU Zones

For all new commercial buildings in the Central Urbanized Planned District, each *building facade* shall include at least six architectural features with at least one to be chosen from each of the following categories, unless a Planned Development Permit is obtained:

- (a) Transparency
  - (1) Transom windows
  - (2) Seventy-five percent transparency as otherwise defined in Section 131.0552
  - (3) Windows recessed at least two inches
  - (4) Doors with more than 50% transparency
  - (5) Lighted storefront windows

- (b) Offsets, Materials, and Security Bars
  - (1) Recessed entry
  - (2) Architectural appendages such as a vertical fin or horizontal blade
  - (3) Bulkhead (area below display window) of tile, stone, or similar durable material
  - (4) No exterior security bars
- (c) Detailing and Shading
  - (1) Pilasters
  - (2) Canopy or covered entry
  - (3) Awning
- (d) Roof Treatments and Landscaping
  - (1) Varied roof lines to reflect standard 25-foot or 50-foot lot width along the commercial corridor or abutting residential areas
  - (2) Roof cornices
  - (3) Landscaping boxes
- (e) Signs
  - (1) A sign integral to a structural fin, blade or awning
  - (2) Neon sign

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0244 to 155.0244 by SDMC 11.0207 effective 4-26-2007.)*

**§155.0250 General Regulations in the Central Urbanized Planned District**

All provisions of Chapter 14 (General Regulations) apply within the Central Urbanized Planned District except for the regulations in Sections 155.0251 through 155.0253.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0250 to 155.0250 by SDMC 11.0207 effective 4-26-2007.)*



## §155.0251 Separately Regulated Uses

The following additional separately regulated use regulations apply in the Central Urbanized Planned District:

- (a) Eating and Drinking Establishments Abutting Residentially Zoned and Open Space Zoned Property. Eating and drinking establishments on *premises* abutting a residential or open space-residential *lot* are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Table 155-02C subject to the regulations in Section 155.0251(a)(1). Eating and drinking establishments on *premises* abutting a residential or open space-residential *lot* in the zones indicated with an “N” in the Use Regulations Table 155-02C may be permitted with a Neighborhood Use Permit subject to the regulations in Section 155.0251(a)(2).

- (1) Limited Use Regulations

- (A) Eating and drinking establishments abutting a residential or open space-residential *lot* may operate only during the hours between 6:00 a.m. and 12:00 midnight.

- (2) Neighborhood Use Permit Regulations

- (A) Eating and drinking establishments abutting a residential or open space-residential *lot* may operate only during the hours between 6:00 a.m. and 10:00 p.m.
  - (B) Outdoor seating or service areas shall be limited in size and location and screened from an abutting residential *lot* as needed.
  - (C) Live entertainment is not permitted.
  - (D) Drive-up or drive-through service is not permitted.
  - (E) The operator of the establishment shall take reasonable steps to prevent loitering on the *premises*, in parking lots serving the *premises*, and on public sidewalks adjacent to the *premises*.
  - (F) A maximum of ten employees or partners may engage in commercial activities on-site during permitted business hours.

- (3) Neighborhood Use Permit Regulations. Except in the CU-1-1 and CU-1-2 zones, eating and drinking establishments abutting a residential *lot* or *premises* that do not comply with Section 141.0607(a) may be permitted with a Neighborhood Use Permit subject to the following regulations.
  - (A) All activities associated with the establishment shall occur within an enclosed building between the hours of 12:00 midnight and 6:00 a.m.
  - (B) Drive-up or drive-through service is not permitted between the hours of 12:00 midnight and 6:00 a.m.
  - (C) Live entertainment is not permitted between the hours of 12:00 midnight and 6:00 a.m.
  - (D) The operator of the establishment shall take reasonable steps to prevent loitering on the *premises*, in parking lots serving the *premises*, and on public sidewalks adjacent to the *premises*.
  - (E) In the IL-3-1 zone, eating and drinking establishments shall also comply with Section 131.0623(b).
- (b) Instructional Studios. Instructional studios are establishments in which skills including dance, art, and martial arts are taught to individuals or groups. Instructional studios do not include educational facilities. Instructional studios may be permitted with a Neighborhood Use Permit in zones indicated with an “N” in the Use Regulations Table 155-02C subject to the following regulations:
  - (1) For every two students using the studio at any one time, one parking space is required.
  - (2) The number of students using the studio at any one time may be limited based on the following:
    - (A) The intensity of existing surrounding uses that are allowed in the zone; and
    - (B) The amount of parking available on the *premises*
  - (3) The hours of operation of the studio may be limited.

- (c) Processing and Packaging of Plant Projects and Animal By-Products Grown Off-Premises. Only Custom Poultry Processing Facilities may be permitted with a Conditional Use Permit decided in accordance with Process Three in the CC-5-4, CU-2-4 and CU-2-3 zones, between I-805 and 54<sup>th</sup> Street subject to the following regulations:
- (1) The facility must have a valid permit for poultry processing issued by the State of California, Department of Agriculture.
  - (2) The sale of live animals is prohibited.
  - (3) Poultry may be slaughtered on the premises.
  - (4) The hours of operation of the facility, including delivery of live poultry and removal of waste material, shall be limited to 7:00 a.m. to 7:00 p.m.
  - (5) Custom Poultry Processing Facilities shall be located at least 20 feet away from property zoned exclusively for residential use.
  - (6) Windows in poultry storage and slaughter areas shall be of a type preventing air circulation between indoor and outdoor areas.
  - (7) Air contaminants including smoke, dust, grime, toxic fumes, gases, odors, or particulate matter or any emissions that endanger human health, cause damage to vegetation or property, or cause soiling shall not be permitted to emanate from the building within which the Custom Poultry Processing Facility is located. In addition, the California Department of Public Health standards and the Air Pollution Control District (APCD) regulations shall apply.
  - (8) Applications for Conditional Use Permits for Custom Poultry Processing Facilities shall include fully dimensioned plans and specifications indicating poultry receiving areas, storage areas for live poultry, slaughter areas, waste storage and disposal facilities, and areas open to the public.

- (d) Alcoholic beverage outlets are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0502(b). Proposals for alcoholic beverage outlets that do not comply with the regulations in Section 141.0502(b) may be permitted with a Conditional Use Permit decided in accordance with Process Three subject to the regulations in Section 141.0502(c). Alcoholic beverage outlets may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with “C” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0502(c).
- (e) Specialized practice massage establishments are permitted as a limited use in the zones indicated with an “L” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0613. Specialized practice massage establishments may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with “C” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0613.
- (f) Retail sales of Consumer Goods, Furniture, and Appliances is permitted with a Neighborhood Use Permit in the zones indicated with an “N” in Table 155.02C, Use Regulations for the CU Zones, subject to the development regulations in Section 155.0240(b).
- (g) Retail sales of Sundries, Pharmaceutical, and Convenience items is permitted with a Neighborhood Use Permit in the zones indicated with an “N” in Table 155.02C, Use Regulations for the CU Zones, subject to the development regulations in Section 155.0240(b).
- (h) The provision of Personal Services is permitted with a Neighborhood Use Permit in the zones indicated with an “N” in Table 155.02C, Use Regulations for the CU Zones, subject to the development regulations in Section 155.0240(b).
- (i) Small (Recycling) Collection Facilities, may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with “C” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0620(d)(1-20).

- (j) Large (Recycling) Collection Facilities, may be permitted with a Conditional Use Permit decided in accordance with Process Three in the zones indicated with “C” in the Use Regulations Table 155-02C subject to the regulations in Section 141.0620(e)(1-13).

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0251 to 155.0251 by SDMC 11.0207 effective 4-26-2007.)*

*(Amended 10-18-2011 by O-20104 N.S.; effective 11-17-2011.)*

*(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)*

## **§155.0252 Additional General Development Regulations**

The following additional general *development* regulations apply in the Central Urbanized Planned District:

- (a) Parking.

**Table 155-02E**  
**Parking Ratios for Retail Sales, Commercial Services, Mixed-Use Development,**  
**and Eating and Drinking Establishments**

Zone	Parking Spaces Required per 1,000 Square Feet of Floor Area Unless Otherwise Noted <sup>(3)</sup> (Floor Area Includes Gross Floor Area plus below Grade <i>Floor</i> Area and Excludes Floor Area Devoted to Parking)				
		Required Automobile Parking Spaces			Required Bicycle Parking Spaces <sup>(2)</sup>
	Minimum Required Outside a Transit Area or Outside a Parking Standards Transit Priority Area	Minimum Required within a Parking Standards Transit Priority Area <sup>(4)</sup>	Minimum Required Within a Transit Area <sup>(1)</sup>	Maximum Permitted	Minimum Required
<b>Commercial Zones</b>					
Central Urbanized PDO	2.5	0	2.1	6.5	0.1

**Footnotes for Table 155-02E**

- (1) *Transit Area.* The *transit area* minimum parking ratios apply in the *Transit Area* Overlay Zone (Chapter 13, Article 2, Division 10) and in the *Urban Village* Overlay Zone (Chapter 13, Article 2, Division 11).
- (2) *Bicycle Parking.* See Land Development Code Section 142.0530(e).
- (3) *Eating and Drinking Establishments.* The minimum parking ratios apply to eating and drinking establishments that do not have a common parking area with any other uses. There is no minimum parking requirement or maximum permitted parking for outdoor dining.
- (4) *Parking standards transit priority area.* The *parking standards transit priority area* parking ratio applies to *development* within a *parking standards transit priority area* as described in Section 142.0531 and supersede any other applicable parking ratio.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Renumbered from 151.0252 to 155.0252 by SDMC 11.0207 effective 4-26-2007.)*

*(Amended 12-17-2021 by O-21401 N.S.; effective 1-16-2022.)*

**[Editors Note:** Amendments as adopted by O-21401 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-21401-SO.pdf](http://docs.sandiego.gov/municode_strikeout_ord/O-21401-SO.pdf) ]

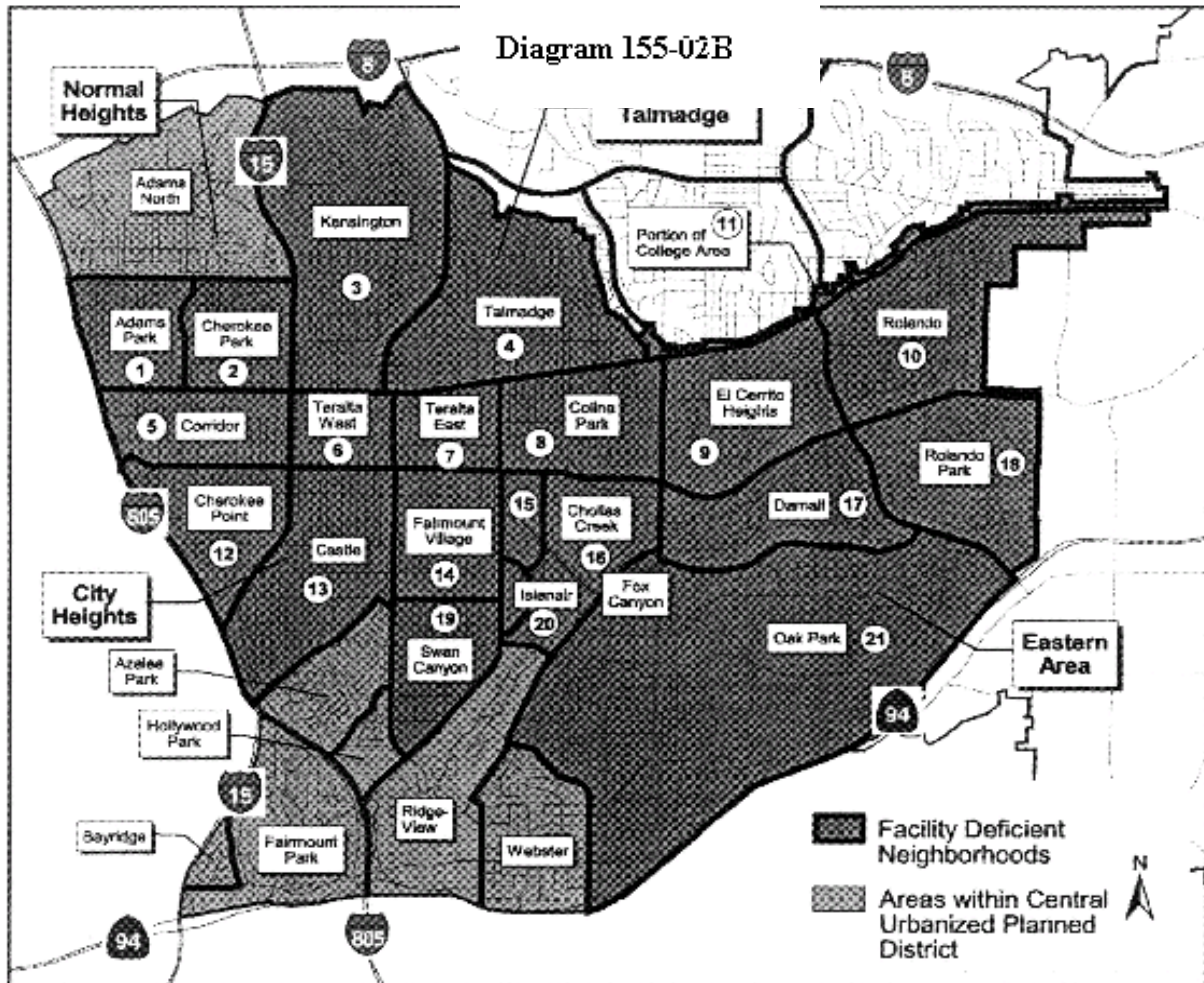
## §155.0253 Supplemental Development Regulations

The following additional supplemental development regulations apply in the Central Urbanized Planned District. These regulations shall supersede any regulations contained in Land Development Code Chapter 14, Article 3 that are inconsistent with or not expressly incorporated into the Central Urbanized Planned District regulations.

**Table 155-02F**  
**Supplemental Development Regulations Applicability**

Type of <i>Development</i> Proposal	Applicable Sections	Required <i>Development</i> Permit/Decision Process <sup>(1)</sup>
Residential and mixed commercial/residential development in facility deficient neighborhoods shown on Map B-4104	155.0243(a)	None Required
Residential development in a commercial zone on El Cajon Boulevard or University Avenue that is not part of a mixed-use (commercial-residential) project under circumstances outlined in Section 155.0253(b)	Section 155.0253(b) and Land Development Code Sections 126.0604, 126.0605, 126.0606 and 143.0410	Planned Development Permit/Process 3
Commercial development that varies from the required architectural features contained in Section 155.0244	Section 155.0253(c) and Land Development Code Sections 126.0604, 126.0605, 126.0606 and 143.0410	Planned Development Permit/Process 3
Commercial and Industrial establishments exceeding 5,000 square feet <i>gross floor area</i> subject to the criteria contained in Section 155.0253	Section 155.0253(d) and Land Development Code Sections 126.0604, 126.0605, 126.0606 and 143.0410	Planned Development Permit/Process 3
Residential development that varies from the required architectural features contained in Section 155.0232	Section 155.0253(e) and Land Development Code Sections 126.0604, 126.0605, 126.0606 and 143.0410	Planned Development Permit/Process 3
Warehouses, Wholesale Distribution, and Light Manufacturing uses exceeding 10,000 square feet up to a maximum of 30,000 square feet, subject to the criteria contained in Section 155.0253(f)	Section 155.0253(f) and Land Development Code Sections 126.0604, 126.0605, 126.0606 and 143.0410	Planned Development Permit/Process 3

Diagram 151-02B



- (a) Residential and Mixed Commercial-Residential Development in Facility-Deficient Neighborhoods, are subject to all common open space requirements of Section 131.0456 and outdoor lighting regulations of Section 142.0740.



- (b) Residential development in a commercial zone abutting El Cajon Boulevard or University Avenue that is not part of a mixed-use (commercial and residential) project requires a Planned Development Permit decided in accordance with Process Three. The residential density shall not exceed 75% of the density permitted in a mixed-use development. The General Development Regulations for Planned Development Permits in Land Development Code Section 143.0410 shall apply.
- (c) New commercial development that varies from the required architectural requirements contained in Section 155.0244 requires a Planned Development Permit decided in accordance with Process Three. The General Development Regulations for Planned Development Permits in Land Development Code Section 143.0410 shall apply.
- (d) Commercial and Industrial establishments exceeding 5,000 square feet located in the CU-3-3 zone require a Planned Development Permit decided in accordance with Process Three. The General Development Regulations for Planned Development Permits in Land Development Code Section 143.0410 shall apply.
- (e) New multi-dwelling unit development that varies from the required architectural requirements contained in Section 155.0232(a) requires a Planned Development Permit decided in accordance with Process Three. The General Development Regulations for Planned Development Permits in Land Development Code Section 143.0410 shall apply.
- (f) Warehouses, Wholesale Distribution, and Light Manufacturing uses exceeding 10,000 up to a maximum of 30,000 square feet in *gross floor area per premises* in the CR-2-1, CC-4-3, CC-5-3, CC-5-4, CU-2-3, CU-2-4, CU-2-5, CU-3-3, CU-3-6, CU-3-7 and CU-3-8 zones require a Planned Development Permit decided in accordance with Process Three. The General Development Regulations for Planned Development Permits in Land Development Code Section 143.0410 shall apply.

*(Added 10-2-2000 by O-18854 N.S.)*

*(Amended and Renumbered from 151.0253 to 155.0253 by SDMC 11.0207 effective 4-26-2007.)*

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

*(Amended 9-15-2017 by O-20856 N.S.; effective 10-20-2017.)*

*(Amended 1-8-2020 by O-21164 N.S.; effective 2-9-2020.)*

*(Amended 2-1-2021 by O-21288 N.S.; effective 3-3-2021.)*