



San Diego Municipal Code

Land Development Code

User's Guide



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INTRODUCTION

This User's Guide has been written to assist property owners and those in the building industry who are applying for permits to use or develop land in the City of San Diego. The purpose of the User's Guide is to explain how to find information in the Land Development Code.

The User's Guide contains examples from the Land Development Code regulations for illustration purposes only.

WHAT IS THE LAND DEVELOPMENT CODE?

Chapters 11-14 of the Municipal Code are referred to as the Land Development Code. These chapters contain the City's planning, zoning, subdivision, and building regulations, with the exception of the planned district ordinance regulations, as discussed below. The Land Development Code is one of the tools used to implement the Progress Guide and General Plan and the community plans, which establish the pattern and intensity of land use throughout the City.

HOW ARE PLANNED DISTRICT ORDINANCES AFFECTED BY THE LAND DEVELOPMENT CODE?

Planned district ordinances are special zoning regulations that have been adopted by the City Council for certain geographic areas of the City. The planned districts have not been incorporated into the Land Development Code and remain in Chapter 10 of the Municipal Code. Although the planned districts remain in effect, where they rely on citywide zoning, subdivision, or building regulations, the new Chapter 11-14 regulations will apply and the planned districts have been amended to refer to the new chapters.

WHY WAS THE LAND DEVELOPMENT CODE ADOPTED?

The preparation of the Land Development Code was initiated as part of the City's effort to simplify the development process. Before adoption of the Land Development Code on September 28, 1999, planning, zoning, subdivision, and building regulations were scattered throughout several chapters of the Municipal Code. Additional requirements were contained in Council Policies, technical manuals, and development guidelines. Finding all of the requirements that applied to a proposed development had become increasingly difficult as the City's land development process grew more complex over the last several years. In many cases, the regulations had also become too complicated and the review process, too unpredictable.

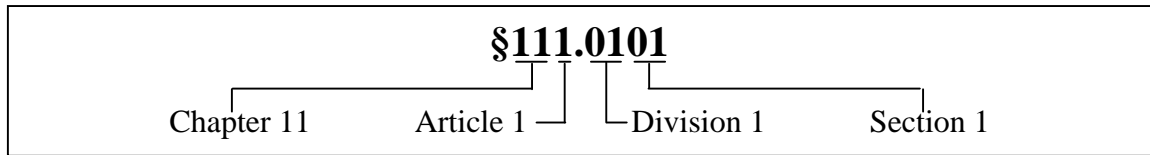
The Land Development Code consolidates all development regulations into a sequence of four chapters of the Municipal Code. Technical manuals, standards, and guidelines are being consolidated into a Land Development Manual that is referenced by the code where applicable (see page 20). Use and development regulations have been simplified, where appropriate, and organized into tables. The review process has been streamlined by reducing the number of different types of permits from over 80 to 14, 7 of which are discretionary permits, and by establishing a uniform decision process.

FINDING INFORMATION IN THE LAND DEVELOPMENT CODE

Several tools have been incorporated into the Land Development Code to make the regulations easier to find and understand.

- The Land Development Code, like other parts of the Municipal Code, is organized by chapters, articles, divisions, and sections. All regulations in the Land Development Code are identified by a 7-digit number, which is referred to as the "section number." By reading the section number from left to right, you can tell in which chapter, article, and division the section is located.

EXAMPLE



- Chapters have been organized by topic, with Chapters 11 and 12 providing the procedures for review and approval of applications for development, and Chapters 13 and 14 providing the regulations that govern the use, design, and construction of buildings. A more detailed outline of the chapters is provided below.
- Each chapter contains a table of contents that identifies all articles, divisions, and sections in the chapter so that the user can find information more quickly.
- Each chapter, article, division, and section has been titled to reflect the content of the regulations.

CHAPTER OUTLINE

Chapter 11 LAND DEVELOPMENT PROCEDURES	
Article 1	General Rules and Authority
Article 2	Required Steps in Processing
Article 3	Land Development Terms

Chapter 13 ZONES	
Article 1	Base Zones
Article 2	Overlay Zones

Chapter 12 LAND DEVELOPMENT REVIEWS	
Article 1	General Information on Required Reviews and Enforcement
Article 2	Land Use Plans
Article 3	Zoning
Article 4	Agreements
Article 5	Subdivision Procedures
Article 6	Development Permits
Article 7	Previously Conforming Premises and Uses
Article 8	Plumbing & Mechanical

Chapter 14 GENERAL REGULATIONS	
Article 1	Separately Regulated Use Regulations
Article 2	General Development Regulations
Article 3	Supplemental Development Regulations
Article 4	Subdivision Regulations
Article 5	Building Regulations
Article 6	Electrical Regulations
Article 7	Plumbing and Mechanical Regulations

- Pages in the Land Development Code are numbered differently than other parts of the Municipal Code. At the bottom of each page is a box that provides the chapter, article, and division number, as well as the page number. Pages are numbered by division.

EXAMPLE

<i>Ch.</i>	<i>Art.</i>	<i>Div.</i>	
13	1	5	21

HOW TO FIND THE ZONING REGULATIONS FOR YOUR PROPERTY

The first step in determining the zoning regulations that apply to your property is to find your site on the Official Zoning Maps. These maps show the base zones and overlay zones for all private property in the city (*see discussion on page 7 for a description of base zones and overlay zones*). The Official Zoning Maps are available for viewing or purchase from the Development Services Division. Zone information may also be obtained by phone by calling 619-446-5000. You will need to provide the street address or the legal description of the property.

After you've determined in which base zone your property is located, refer to Chapter 13, Article 1 to find the permitted uses and the applicable development regulations as described in the sections below. If your property is also within an overlay zone, refer to Chapter 13, Article 2 to find the supplemental regulations.

HOW TO DETERMINE WHAT USES ARE ALLOWED ON YOUR PROPERTY

Look in Chapter 13, Article 1, Divisions I-6 to find the uses permitted in each base zone. Divisions 2-6 contain a use regulations table that lists the permitted uses for each zone, those that are allowed with specified limitations, and those that require a use permit.

The tables do not list every use that may be allowed in each zone; they identify use categories and subcategories, which are groups of uses that have similar physical or operating characteristics. In the example of the use regulations table on page 8, the table shows the use categories of "Vehicle & Vehicular Equipment Sales & Service", "Wholesale, Distribution, Storage", and "Industrial". Subcategories are listed for each of these categories. Descriptions of the use categories and subcategories are provided in Chapter 13, Article 1, Division 1. If you are unsure what use category or subcategory a particular use would be in, review the descriptions in Division 1.

Some uses that are allowed in certain base zones may be accessory uses in other zones. The regulations for accessory uses are in Chapter 13, Article 1, in the section titled "Additional Use Regulations" for the base zone.

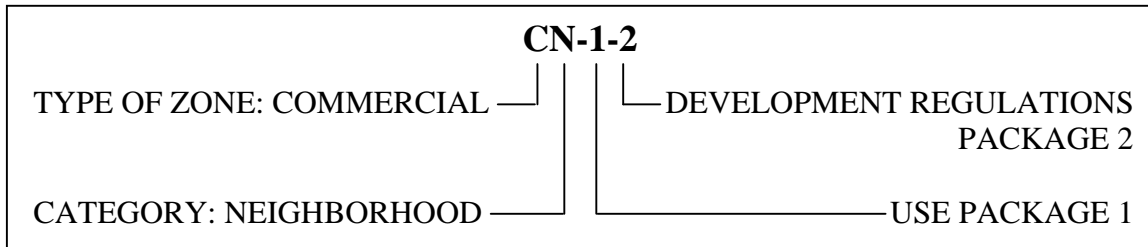
Chapter 13 ZONES	
Article 1	Base Zones
Division 1	General Rules for Base Zones
Division 2	Open Space Base Zones
Division 3	Agricultural Base Zones
Division 4	Residential Base Zones
Division 5	Commercial Base Zones
Division 6	Industrial Base Zones

WHAT ARE BASE ZONES?

All private property in the city is in a base zone. Base zone designations identify the uses allowed on a property and the development regulations that apply to the property. The base zone is composed of four designators:

- The 1st designator is a letter that identifies one of five basic zone types--agriculture (A), open space (O), residential (R), commercial (C), or industrial (I).
- The 2nd designator is a letter that identifies a more specific category of agriculture, open space, residential, commercial, or industrial zone--for example, multiple-unit residential (RM) or neighborhood commercial (CN).
- The 3rd designator is a number that identifies a package of uses that may be permitted (called a use package).
- The 4th designator is a number that identifies a package of development regulations, such as maximum height or lot size (called a development regulations package).

BASE ZONE EXAMPLE



WHAT ARE OVERLAY ZONES?

Some property may also be in an overlay zone. Overlay zones are applied to specific geographic areas to modify the regulations of the base zone. Overlay zones address specific issues such as development of property surrounding an airport, special height limits, additional parking requirements, or design requirements to implement a community plan. Overlay zones are applied in conjunction with a base zone and are designated on the official zoning maps with the acronym formed by the title of the overlay zone shown after the base zone. For example, where the Community Plan Implementation Overlay Zone has been applied to a neighborhood commercial site, the zone would be shown as CN-1-2/CPIOZ.

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Use]	Zone Designator		Zones								
	1st & 2nd >	CN ⁽¹⁾ -			CR-		CO-		CV-		CP-
		1-			1-	2-	1-	1-	1-	1-	
		1	2	3	1	1	1	2	1	2	1
Vehicle & Vehicular Equipment Sales & Service											
Commercial Vehicle Repair & Maintenance	-	P	P	-	-	-	-	-	-	-	-
Commercial Vehicle Sales & Rentals	-	P	P	-	-	-	-	-	-	-	-
Personal Vehicle Repair & Maintenance	-	P	P	-	-	-	-	-	-	-	-
Personal Vehicle Sales & Rentals	-	P	P	-	-	-	-	-	-	-	-
Vehicle Equipment & Supplies Sales & Rentals	-	P	P	-	-	-	-	-	-	-	-
Separately Regulated Vehicle & Vehicular Equipment											
Automobile Service Stations	-	C	C	C	C	-	-	-	-	-	-
Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use	-	C	C	-	-	-	-	-	-	-	-
Wholesale, Distribution, Storage											
Equipment & Materials Storage Yards	-	-	P	-	-	-	-	-	-	-	-
Moving & Storage Facilities	-	-	P	-	-	-	-	-	-	-	-
Warehouses	-	-	P ⁽⁸⁾	-	-	-	-	-	-	-	-
Wholesale Distribution	-	-	P ⁽⁸⁾	-	-	-	-	-	-	-	-
Separately Regulated Wholesale, Distribution, and Storage Uses											
Impound Storage Yards	-	-	C	-	-	-	-	-	-	-	-
Junk Yards	-	-	-	-	-	-	-	-	-	-	-
Temporary Construction Storage Yards Located Off-site	L	L	L	L	L	L	L	L	L	L	-

A portion of the use regulations table from the commercial zones is shown above. This example shows the CN-1-1, CN-1-2, CN-1-3, CR-1-1, CR-2-1, CO-1-1, CO-1-2, CV-1-1, CV-1-2 and CP-1-1 zones.

To find the uses allowed on your property, first find your zone category (the 1st and 2nd designators) and use package (the 3rd designator) in the column headings. (The 4th designator shows the development regulations packages that apply in each zone.) Next, look at the use categories and subcategories in the left-hand column to find the uses that are allowed in each zone. The tables indicate allowed uses in four ways:

"P" indicates that the use is permitted by right, which means that no additional review or action by the City is required for this use to occur, other than the processing of construction permits.

"L" indicates that the use is permitted with limitations. The limitations may consist of minimum development standards, restrictions on operations, or other supplemental regulations. These supplemental regulations are in Chapter 14, Article 1 (Separately Regulated Use Regulations).

"N" indicates that the use requires approval of a Neighborhood Use Permit (NUP). NUPs are required for those uses that have the potential for limited, identifiable impacts on surrounding development within the immediate area. Uses requiring an NUP may be permitted in accordance with Process Two. The procedure for obtaining an NUP is described in Chapter 12, Article 6, Divisions 1 and 2. The development regulations for NUPs are in Chapter 14, Article 1.

"C" indicates that the use requires approval of a Conditional Use Permit (CUP). CUPs are required for those uses that have the potential for significant impacts on surrounding development within a wide area. Uses requiring a CUP may be permitted in accordance with Process Three, Process Four, or Process Five. The procedure for obtaining a CUP is described in Chapter 12, Article 6, Divisions 1 and 3. The development regulations for CUPs are in Chapter 14, Article 1. The decision process for each use is also identified in Chapter 14, Article 1.

A use category or subcategory that is not permitted (not allowable) is shown as “-”.

HOW TO FIND THE REGULATIONS GOVERNING THE SIZE AND SCALE OF DEVELOPMENT

Look in Chapter 13, Article 1, Divisions 2-6 to find the basic development regulations that govern the size and scale of development such as permitted density, requirements for lot size, setbacks, and structure height. Each division contains a development regulations table that lists the basic development regulations for each base zone. The tables also refer to other sections in the Land Development Code that contain additional regulations that are applicable in the base zone.

Chapter 13 ZONES	
Article 1	Base Zones
Division 1	General Rules for Base Zones
Division 2	Open Space Base Zones
Division 3	Agricultural Base Zones
Division 4	Residential Base Zones
Division 5	Commercial Base Zones
Division 6	Industrial Base Zones

The development regulations tables for each type of zone are set up with a parallel structure to make finding the applicable regulations and comparing regulations among zones easier.

A section of the development regulations table from the commercial zones is shown below. This example shows the CR-1-1, CR-2-1, CO-1-1, CO-1-2, CV1-1, CV-1-2 and CP-1-1 zones.

To find the regulations for your property, first find your zone category (the 1st and 2nd designators) and development regulations package (the 4th designator) in the column headings. (The 3rd designator shows the use regulations packages that apply in each zone.) Next, look at the left-hand column to find the regulations for lot area, lot dimensions, setbacks, height, etc.

Development Regulations [See Section 131.0530 for Development Regulations of Commercial Zones]	Zone Designator		Zones					
	1st & 2nd ▶		CR-		CO-	CV-	CP-	
	3rd ▶		1-	2-	1-	1-	1-	
	4th ▶		1	1	2	1	2	1
Lot Area								
Min Lot Area (sf)			15,000	5,000	5,000	15,000	5,000	-
Lot Dimensions								
Min Lot Width (ft)			100	50	50	100	50	-
Min <i>Street Frontage</i> (ft)			100	50	50	100	50	-
Min Lot Depth (ft)			100	100	100	100	100	-
Setback Requirements								
Min Front <i>Setback</i> (ft)			10	10	10	10	-	10
Max Front <i>Setback</i> (ft)			-	25 ⁽²⁾	-	-	10 ⁽²⁾	-
[See Section 131.0543(a)(1)]								
Min Side <i>Setback</i> (ft)			10	10	10	10	10	10
Optional Side <i>Setback</i> (ft)			-	0 ⁽³⁾	0 ⁽³⁾	-	0 ⁽³⁾	-
Side <i>Setback</i> abutting residential			applies	applies	applies	applies	applies	applies
[See Section 131.0543(c)]								
Min <i>Street Side Setback</i> (ft)			10	10	10	-	-	-
Max <i>Street Side Setback</i> (ft)			-	25 ⁽²⁾	-	-	10 ⁽²⁾	-
[See Section 131.0543(a)(1)]								
Min Rear <i>Setback</i> (ft)			10	10	10	10	10	10
Optional Rear <i>Setback</i> (ft)			-	0 ⁽³⁾	0 ⁽³⁾	-	0 ⁽³⁾	0 ⁽³⁾
Rear <i>Setback</i> abutting residential			applies	applies	applies	applies	applies	applies
[See Section 131.0543(c)]								
Max Structure Height (ft)			60	45	60	60	45	30

In most cases the regulation will be specified in the table. In some cases the left-hand column of the table will contain a reference to another section in the Land Development Code (see "Supplemental residential regulations" for example). The referenced section will provide additional regulations or clarification on the circumstances in which the regulations apply.

If a footnote number is shown in the cells containing the regulation (see "Setback requirements" for example), the footnotes at the end of the table will provide additional regulations or provide the code section that contains the additional regulations.

HOW TO FIND OTHER DEVELOPMENT REGULATIONS THAT APPLY TO YOUR PROPERTY

After you've found the use and development regulations for the base zone and any overlay zones, if applicable, look in Chapter 14 for additional citywide development regulations that apply in all zones.

If you're developing a limited use (identified in the use regulations tables with an "L"), a use that requires processing a Neighborhood Use Permit (identified in the use regulations tables with an "N"), or a Conditional Use Permit (identified in the use regulations tables with a "C") you'll need to look in Chapter 14, Article 1, Division 1 (Separately Regulated Use Regulations) for the applicable development regulations. The regulations in this division are organized by use in the same order as they appear in the use regulations tables.

Chapter 14 GENERAL REGULATIONS

Article 1	Separately Regulated Use Regulations
Article 2	General Development Regulations
Article 3	Supplemental Development Regulations
Article 4	Subdivision Regulations
Article 5	Building Regulations
Article 6	Electrical Regulations
Article 7	Plumbing and Mechanical Regulations

All development is subject to the general development regulations in Chapter 14, Article 2, whether or not a permit or other approval is required. This article includes regulations for grading, drainage, fences, landscaping, parking, equipment screening, loading areas, outdoor storage, and signs. If the regulations require that you obtain a permit for certain types of development, an applicability table will refer you to the appropriate sections within each division for the type of development proposed.

If you're developing property that contains environmental or historical resources, look in Chapter 14, Article 3, Divisions 1 and 2 for the supplemental resource regulations.

If you're proposing a development that requires a Neighborhood Development Permit or a Site Development Permit (identified in the base zone development regulations), look in Article 3, Division 3 for the supplemental development standards.

If you're proposing a Planned Development Permit, look in Article 3, Division 4 to find the minimum development standards.

If you're developing a single room occupancy hotel (SRO), discontinuing a mobile home park, developing affordable housing, or converting or demolishing affordable housing in the Coastal Overlay Zone, you will need to review Chapter 14, Article 3, Divisions 5-8 for the applicable regulations.

All development is subject to Chapter 14, Articles 4-7, which contain the regulations for subdivisions, and the Building Regulations, Electrical Regulations, and Plumbing and Mechanical Regulations.

TYPES OF PERMIT REVIEW

The Land Development Code establishes two general types of permit review: development review and construction review.

Development review is a review of conceptual or schematic plans. The decision maker must exercise some discretion in determining whether the proposed development meets the applicable regulations, standards, and guidelines. A public hearing before the decision maker is required for projects subject to development review. The types of development proposals that require development review are subdivision maps and development permits (development permits are described below).

Construction review is a review of final or construction plans. The decision maker's review is administrative or ministerial--the permit is approved if the regulations are met or denied if the regulations are not met. There is no public hearing. The types of permits that require construction review are grading permits, building permits, electrical permits, plumbing and mechanical permits, right-of-way permits, and sign permits.

TYPES OF DEVELOPMENT PERMITS

The Land Development Code establishes seven types of development permits through which development review is conducted.

Neighborhood Use Permits (NUPs) are required for uses that have the potential for limited and identifiable impacts on surrounding development within an immediate area. These uses are identified with the letter "N" in the use regulations tables in Chapter 13, Article 1, Divisions 2-6. Supplemental regulations are provided for these uses in Chapter 14, Article 1. Expansion, enlargement, or resumption of a previously conforming use also requires an NUP. (Regulations for previously conforming uses are in Chapter 12, Article 7.) Regulations for processing NUPs are in Chapter 12, Article 6, Divisions 1 and 2. NUPs are processed in accordance with Process Two.

Conditional Use Permits (CUPs) are required for uses that have the potential for significant impacts on surrounding development within a wide area. These uses are identified with the letter "C" in the use regulations tables in Chapter 13, Article 1, Division 2-6. The purpose of the CUP process is to determine whether, and under what conditions, a specific use may be appropriate in a given location. Supplemental regulations for these uses are provided in Chapter 14, Article 1. Regulations for processing CUPs are in Chapter 12, Article 6, Divisions I and 3. CUPs are processed in accordance with Process Three, Process Four, or Process Five.

Neighborhood Development Permits (NDPs) are required for developments that have the potential for limited impacts on surrounding property. The base zone regulations specify what types of development proposals require an NDP. Supplemental development regulations are provided in Chapter 14, Article 3, Division 3. Regulations for processing NDPs are in Chapter 12, Article 6, Divisions 1 and 4. NDPs are processed in accordance with Process Two.

Site Development Permits (SDPs) are required for developments that, because of their location, size, or some other characteristic, may have significant impacts on resources or on the surrounding area. The base zone regulations specify what types of development proposals require an SDP. Supplemental regulations are provided in Chapter 14, Article 3, Division 3. Regulations for processing SDPs are in Chapter 12, Article 6, Divisions 1 and 5. SDPs are processed in accordance with Process Three, Process Four, or Process Five.

Planned Development Permits (PDPs) are an optional permit process that allows flexibility in the application of development regulations in exchange for imaginative and innovative design. Minimum planned development standards are provided in Chapter 14, Article 3, Division 4. Regulations for processing PDPs are in Chapter 12, Article 6, Divisions 1 and 6. PDPs are processed in accordance with Process Three, Process Four, or Process Five.

Coastal Development Permits (CDPs) are required for development in the Coastal Overlay Zone, except as provided in Chapter 12, Article 6, Division 7. Regulations for processing CDPs are in Chapter 12, Article 6, Divisions 1 and 7. CDPs are processed in accordance with Process Two or Process Three.

Variiances are an optional permit process that provides relief from the strict application of development regulations where reasonable use of the property would otherwise be denied because of special circumstances unique to the property. Regulations for processing variiances are in Chapter 12, Article 6, Divisions 1 and 8. Variiances are processed in accordance with Process Three.

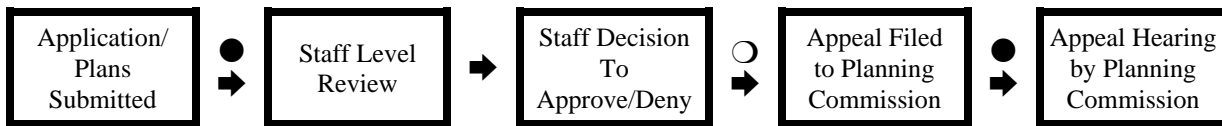
DECISION PROCESS

All permits to use or develop land that are issued by the City of San Diego fall under one of five process types. These process types are shown in the following diagram.

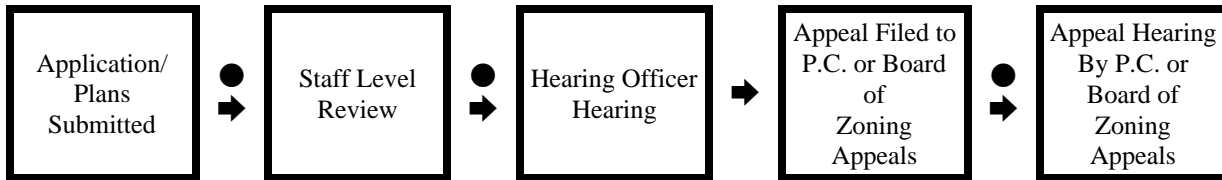
PROCESS ONE



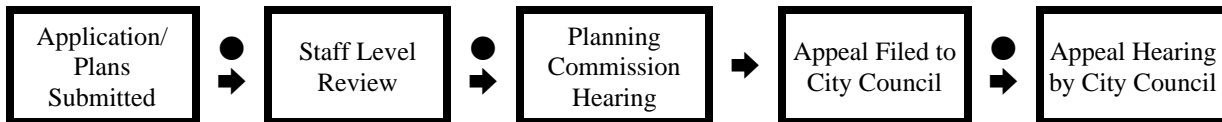
PROCESS TWO



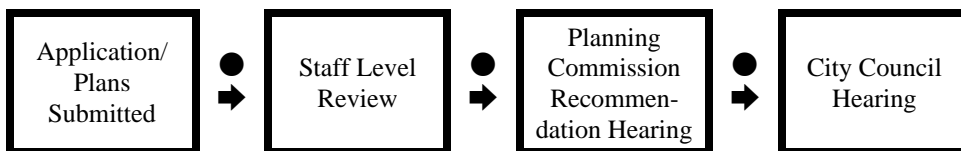
PROCESS THREE



PROCESS FOUR



PROCESS FIVE



Key:

- Public Notice to Property Owners and Tenants within 300 Feet and to Community Planning Groups
- "Limited" Notice to Applicant and Anyone Requesting Notice

ZONE CONVERSION CHART

On the effective date of the Land Development Code, all zones that were established in Municipal Code Chapter 10, Article 1, Division 4 will be amended and replaced with the zones established in Chapter 13, Article 1 (Base Zone) and Article 2 (Overlay Zones). The tables below list the Chapter 10 zones and the replacement Chapter 13 zones.

CHAPTER 10 ZONE	CHAPTER 13 ZONE	CHAPTER 10 ZONE	CHAPTER 13 ZONE
OS-P, OS-R	OP-1-1	R1-6,000 in urbanized communities	RS-1-6
OS-OSP	OP-2-1	R1-5,000 in urbanized communities	RS-1-7
FC, FW	OF-1-1	R1-40,000 in planned/future urbanizing areas	RS-1-8
OS-TDR	no proposed zone	R1-20,000 in planned/future urbanizing areas	RS-1-9
no existing zone	OC-1-1	R1-15,000 in planned/future urbanizing areas	RS-1-10
no existing zone	OR-1-1	R1-10,000 in planned/future urbanizing areas	RS-1-11
no existing zone	OR-1-2	R1-8,000 in planned/future urbanizing areas	RS-1-12
A-1-5, A-1-10	AR-1-1	R1-6,000 in planned/future urbanizing areas	RS-1-13
A-1-1	AR-1-2	R1-5,000 in planned/future urbanizing areas	RS-1-14
A-1-20	no proposed zone	no existing zone	RX-1-1
A-1-40	no proposed zone	R1-5,000/SLO	RX-1-2
no existing zone	AG-1-1	no existing zone	RT-1-1
no existing zone	AG-1-2	no existing zone	RT-1-2
no existing zone	RE-1-1	no existing zone	RT-1-3
no existing zone	RE-1-2	no existing zone	RT-1-4
no existing zone	RE-1-3		
R1-40,000 in urbanized communities	RS-1-1		
R1-20,000 in urbanized communities	RS-1-2		
R1-15,000 in urbanized communities	RS-1-3		
R1-10,000 in urbanized communities	RS-1-4		
R1-8,000 in urbanized communities	RS-1-5		

CHAPTER 10 ZONE	CHAPTER 13 ZONE
R-3000	RM-1-1
R-2500	RM-1-2
R-2000	RM-1-3
R-1750	RM-2-4
R-1500	RM-2-5
R-1250	RM-2-6
R-1000	RM-3-7
R-800	RM-3-8
R-600	RM-3-9
R-400	RM-4-10
R-200	RM-4-11
RV	RM-5-12
CN	CN-1-2
CA	CC-1-3
CA-RR	CC-2-3
CC	CC-3-5
CO	CO-1-2
CR	CV-1-1
CV	CV-1-2
C,C/PCOZ	CC-4-5
C-1	CC-4-2
C-1/PCOZ	CC-4-4
CBD	CR-1-1
CP	CP-1-1
no existing zone	CN-1-1, CN-1-3
no existing zone	CC-1-1, CC-1-2
no existing zone	CC-2-1, CC-2-2
no existing zone	CC-3-5
no existing zone	CC-4-1, CC-4-3, CC-4-5
no existing zone	CC-5-1, CC-5-2, CC-5-3, CC-5-4, CC-5-5
no existing zone	CR-2-1
no existing zone	CO-1-1
SR	IP-1-1
M-IP	IP-2-1

CHAPTER 10 ZONE	CHAPTER 13 ZONE
M-1B	IL-2-1
M-SI	IS-1-1
M-1, MI-A	IL-3-1
M-2,M-2A, M-LI	IH-2-1
no existing zone	IL-1-1
no existing zone	IH-1-1

OVERLAY ZONE CONVERSION CHART

CHAPTER 10 OVERLAY ZONE	CHAPTER 13 OVERLAY ZONE
Airport Approach Overlay Zone (101.0445)	Airport Approach Overlay Zone(132.0201)
Airport Environs Overlay Zone (101.0444)	Airport Approach Overlay Zone(132.0201)
no existing zone (regulations currently in zone regulations)	Coastal Overlay Zone (132.0401)
Limitation of Height of Buildings in the Coastal Zone (101.0451)	Coastal Height Limit Overlay Zone (132.0501)
Sensitive Coastal Resource Overlay Zone (101.0480)	Sensitive Coastal Resource Overlay Zone (132.0601)
Mobile Home Parks (101.1000)	Mobile Home Park Overlay Zone (132.0701)
no existing zone	Parking Impact Overlay Zone (132.0801)
no existing zone	Residential Tandem Parking Overlay Zone (132.0901)
no existing zone	Transit Area Overlay Zone (132.1001)
no existing zone	Urban Village Overlay Zone (132.1101)
Mission Trails Design District (101.0456)	Mission Trails Design District (132.1201)
Height Limitation Zone - Clairemont Mesa (101.0452.5)	Clairemont Mesa Height Limit Overlay Zone (132.1301)
Community Plan Implementation Overlay Zone (101.0457)	Community Plan Implementation Overlay Zone (132.1401)
Hillside Review Overlay Zone (101.0454)	none (replaced by Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands)
Small Lot Overlay Zone (101.0455)	none (replaced by residential zones)
Pedestrian/Commercial Overlay Zone (101.0458)	none (replaced by commercial zones)
Centre City Overlay Zone (101.0459)	none (replaced by Centre City Planned District)
Institutional Overlay Zone (101.0460)	none
Single-Family Rental Overlay Zone (101.0461)	none (parking regulations replaced by the Parking Impact Overlay Zone)
Resource Protection Ordinance (101.0462)	none (replaced by Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands)
One-Family Dwelling Rental Regulations (101.0463)	none (parking regulations replaced by the Parking Impact Overlay Zone)

LAND DEVELOPMENT MANUAL OUTLINE

INTRODUCTION

- Scope
- Amendments
- Chapter Summaries

VOLUME I APPLICATIONS

- Chapter 1 Land Development Permit Thresholds:
When Do I Need to Get a Development Permit?
- Chapter 2 Submittal Requirements
- Chapter 3 Fees and Deposits

VOLUME II DEVELOPMENT REVIEW

- Chapter 1 Biology Guidelines
- Chapter 2 Coastal Bluffs and Beaches Guidelines
- Chapter 3 Historical Resources Guidelines
- Chapter 4 Landscape Guidelines
- Chapter 5 Steep Hillside Guidelines

APPENDICES

[The following are existing support documents that will be considered appendices to the Land Development Manual.]

- A. City C.E.Q.A. Guidelines
- B. Drainage Design Manual
- C. Equestrian Trails and Facilities
- D. Technical Guidelines for Geotechnical Reports
- E. Manual for the Preparation of Land Development and Public Improvement Plans
- F. Reclaimed Water Manual
- G. Solar Design Guidelines for Subdivision and PRDs
- H. Standard Drawings
- I. Street Design Manual
- J. Subdivision Approval Process Manual
- K. Subdivision Manual
- L. Temporary Off-Premises Subdivision Directional Signs
- M. Transit-Oriented Development Design Guidelines
- N. Trip Generation Manual
- O. Water and Sewer Design Guide

LAND DEVELOPMENT MANUAL

SUMMARY

The Chapters of the Land Development Manual are summarized below. For each chapter there is a brief description, the department and division responsible for its implementation, and the date of the latest update. Note that Volumes I and II will be adopted concurrent with the code update, while the appendices are existing documents.

CHAPTER	DESCRIPTION	RESPONSIBLE DEPT./DIV.	LATEST UPDATE
VOLUME 1: APPLICATIONS AND PROCESSING			
1. LAND DEVELOPMENT PERMIT THRESHOLDS	Explains when a permit is required.	Planning & Development Review/Land Development Review	To be prepared after Code adoption.
2. SUBMITTAL REQUIREMENTS	Identifies submittal requirements for all development approval processes.	Planning & Development Review/Land Development Review	To be amended after Code adoption.
3. FEES AND DEPOSITS	Identifies fees/deposits for all development approval processes.	Planning & Development Review/Land Development Review	To be amended after Code adoption.
VOLUME II: DEVELOPMENT REVIEW			
1. BIOLOGY GUIDELINES	Guidelines to aid in the implementation of the Environmentally Sensitive lands Regulations (ESL) and the Open Space Residential (OR-1-2) Zone, and to provide standards for the determination of impact and mitigation under CEQA.	Planning & Development Review/Land Development Review	To be adopted with Code adoption.
2. COASTAL BLUFFS AND BEACHES GUIDELINES	Clarifies environmentally sensitive lands regulations for coastal bluffs and beaches. Explains how to measure coastal bluff edge.	Planning & Development Review/Land Development Review	To be adopted with Code adoption.
3. HISTORICAL RESOURCES GUIDELINES	Guidelines to be used in conjunction with the Historical resources regulations, also includes archaeology guidelines.	Planning & Development Review/Land Development Review	To be adopted with Code adoption.
4. LANDSCAPE GUIDELINES	Establishes the landscape standards, guidelines, and criteria for both public and private projects necessary to implement the various requirements associated with land development.	Planning & Development Review/Land Development Review	To be adopted with Code adoption.

CHAPTER	DESCRIPTION	RESPONSIBLE DEPT./DIV.	LATEST UPDATE
5. STEEP HILLSIDE GUIDELINES	Standards and guidelines intended to assist in the interpretation and implementation of the development regulations for steep hillsides.	Planning & Development Review/Land Development Review	To be adopted with Code adoption.
APPENDICES			
A. CEQA GUIDELINES-- CITY	Local policies and procedures for implementing the California Environmental Quality Act.	Planning & Development Review/Land Development Review	January 1994
B. DRAINAGE DESIGN MANUAL	A guide for designing drainage and drainage-related facilities.	Engineering & Capital Projects/Design	April 1994
C. EQUESTRIAN TRAILS AND FACILITIES	Guidelines for development and maintenance, as well as recommendations and priorities for publicly developed equestrian trails.	Planning & Development Review/Community Planning & Development	February 1975
D. GEOTECHNICAL REPORTS; TECHNICAL GUIDELINES FOR	Guidelines for preparation of geological reports.	Planning & Development Review/Land Development Review	October 1988
E. LAND DEVELOPMENT AND PUBLIC IMPROVEMENT PLANS; MANUAL FOR THE PREPARATION OF	Guidelines for preparation and submittal of grading, landscape and public improvement plans including sample bond estimates and drawings.	Planning & Development Review/Land Development Review	1987
F. RECLAIMED WATER MANUAL	Provides standards and guidelines for design and installation of distribution and irrigation systems that use reclaimed water.	Water Utilities/Water Distribution	1993
G. SOLAR DESIGN GUIDELINES FOR SUBDIVISIONS AND PLANNED RESIDENTIAL DEVELOPMENTS	Guidelines for location and orientation of structures to achieve optimum passive solar energy opportunities.	Planning & Development Review/Land Development Review	December 1985
H. STANDARD DRAWINGS	Includes standard detail and design drawings for various structures, drainage systems, electrical systems, surface improvements, sewage systems and irrigation systems.	Engineering & Capital Projects/Design	September 1994

CHAPTER	DESCRIPTION	RESPONSIBLE DEPT./DIV.	LATEST UPDATE
I. STREET DESIGN MANUAL	Standards and guidelines for the design of public and private streets.	Engineering & Capital Projects/Design	July 1987. A draft update is under consideration by Council.
J. SUBDIVISION APPROVAL PROCESS MANUAL	Procedure manual for processing subdivision maps.	Planning & Development Review/Land Development Review	1967
K. SUBDIVISION MANUAL	Provides standards, guidelines and requirements for the submittal, production and review of subdivision maps and documents related to interests in real property.	Planning & Development Review/Land Development Review	1983. Update to be prepared
L. TEMPORARY OFF-PREMISES SUBDIVISION DIRECTIONAL SIGNS	Application criteria, locational criteria and construction and maintenance standards.	Planning & Development Review/Land Development Review	May 1985
M. TRANSIT-ORIENTED DEVELOPMENT DESIGN	Development patterns and design guidelines to reduce automobile dependence and support alternative modes of transportation.	Planning & Development Review/Community Planning & Development	August 1992
N. TRIP GENERATION MANUAL	A collection of information about vehicular traffic attracted to and produced by different uses of land.	Planning & Development Review/Community Planning & Development	August 1990
O. WATER & SEWER DESIGN GUIDE	Summarizes/outlines policy, practices and procedures for planning/design of sewer and water facilities. Developed to increase efficiency of W.U.D. operations	Engineering & Capital Projects/Water & Waste Water Facilities	September 1994