

Draft Barrio Logan Community Plan Implementation Overlay Zone  
February 2021

Barrio Logan CPIOZ – Type A

The Community Plan Implementation Overlay Zone (CPIOZ) -Type-A is applied within the boundaries of the Barrio Logan Community Plan per Chapter 13, Article 2, Division 14 of the Municipal Code as shown in Figure X-X. The purpose of the Barrio Logan CPIOZ is to allow specified uses that establish a transition between industrial uses within the Port and the residential community of Barrio Logan. It is intended that the supplemental regulations provided below, in combination with allowable uses and development regulations of the applicable base zone, create the type of development envisioned by the Community Plan. Where there is a conflict between the Supplemental Development Regulation (SDR) and the development regulation of the applicable base zone, the SDR within the CPIOZ applies.

**Maritime Commercial**

The following supplemental development regulations apply to land designated Maritime Commercial.

*SDR-1 Maritime Commercial Prohibited Uses.* Uses prohibited within the CO-2-1 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Maritime Commercial land use designation.

Separately Regulated Agriculture Uses

- Agricultural Equipment Repair Shops

Separately Regulated Residential Uses

- Permanent supportive and transitional housing

Institutional

- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Homeless facilities
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations

Retail Sales

- Consumer Goods, Furniture, Appliances, Equipment

Commercial Services

- Building Services
- Maintenance and repair
- Visitor Accommodations

Separately Regulated Commercial Services Uses

- Childcare facilities
- Eating and Drinking Establishments with a Drive-in or Drive-through Component
- Recycling Facilities

Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses

- Automobile Service Stations

Industrial

- Research and Development

Separately Regulated Industrial Uses

- Marine Related Uses within the Coastal Overlay Zone

Any new establishments that require an Air Pollution Control District (APCD) permit or Hazardous Materials permit

### **Community Commercial**

The following supplemental development regulations apply to land designated Community Commercial.

#### *SDR-2 Community Commercial Prohibited Uses.*

Uses prohibited within the CC-2-4 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Community Commercial land use designation.

#### Separately Regulated Agriculture Uses

- Agricultural Equipment Repair Shops

#### Separately Regulated Residential Uses

- Permanent supportive and transitional housing

#### Institutional

- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Homeless facilities
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations

#### Retail Sales

- Building Supplies and Equipment
- Consumer Goods, Furniture, Appliances, Equipment

#### Commercial Services

- Building Services
- Maintenance and repair
- Visitor Accommodations

#### Separately Regulated Commercial Services Uses

- Childcare facilities
- Eating and Drinking Establishments with a Drive-in or Drive-through Component
- Recycling Facilities

#### Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses

- Automobile Service Stations

#### Industrial

- Research and Development

#### Separately Regulated Industrial Uses

- Marine Related Uses within the Coastal Overlay Zone

Any new establishments that require an Air Pollution Control District (APCD) permit or Hazardous Materials permit

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**Neighborhood Commercial**

The following supplemental development regulations apply to land designated Neighborhood Commercial.

*SDR-3 Neighborhood Commercial Prohibited Uses.*

Uses prohibited within the CN-1-3 zone are identified in Municipal Code Section §131.0522. In addition to the prohibited uses outlined in Table 131-05B, the following uses are prohibited within the Neighborhood Commercial land use designation.

Separately Regulated Agriculture Uses

- Agricultural Equipment Repair Shops

Institutional

- Energy Generation and Distribution Facilities
- Historical Buildings Used for Purposes Not Otherwise Allowed
- Hospitals, Intermediate Care and Nursing Facilities
- Major Transmission, Relay, or Communications Switching Stations

Retail Sales

- Consumer Goods, Furniture, Appliances, Equipment
- Buildings Supplies and Equipment
- Building Services
- Maintenance and repair
- Visitor Accommodations

Separately Regulated Commercial Services Uses

- Adult Entertainment Establishments
- Eating and Drinking Establishments with a Drive-in or Drive-through Component
- Recycling Facilities

Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses

- Automobile Service Stations

Industrial

- Research and Development

Separately Regulated Industrial Uses

- Artisan Food and Beverage Producer
- Marine Related Uses within the Coastal Overlay Zone

Any new establishments that require an Air Pollution Control District (APCD) permit or Hazardous Materials permit

*SDR-4 Structure Height.*

Maximum structure height shall be limited to 40 feet.

*SDR-5 Ground Floor Residential.*

Allow ground floor commercial requirements in §131.0540 to be met through development of residential and shopkeeper units.

*SDR-6 Building Entrances.*

All buildings shall be oriented so that primary and functional pedestrian entrances are individually accessible from an abutting public street or private drive by a pedestrian path.

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*SDR-7 Linear Park.*

Development on properties bounded by 32<sup>nd</sup> Street on the west, Interstate-5 on the north, Chollas Creek on the east, and Main Stretta on the south, shall dedicate in fee ownership or record a recreation easement for a public linear park area adjacent to the public right-of-way where a linear park is planned to connect the Boston Avenue Linear Park to the Chollas Creek linear park/trail. The public linear park area dedicated or within the recreation easement shall be a minimum of thirty (30) feet in width measured from the public right-of-way.

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# Barrio Logan MOU Areas Figure X-X



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