

## **B. Land Use Matrix**

The following Land Use Matrix specifies permitted uses, conditionally permitted uses, and prohibited uses for each of the Urban Core Specific Plan subdistricts. Permitted land uses of the existing underlying zone shall continue to apply to areas outside of the Specific Plan subdistricts.

Permitted (P) uses indicate that the use is allowed in the specified zone. Conditionally permitted uses require the granting of a Conditional Use Permit (CUP) as provided in Municipal Code Section 19.14 and/or 19.58. Uses marked as prohibited (-) uses are not permitted in the specified subdistrict. Accessory uses mean a use subordinate to the principal use on the same lot, and serving a purpose customarily incidental to the principal use. Uses not specifically listed in the Land Use Matrix may be considered by the Zoning Administrator pursuant to CVMC 19.14.025.

## CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

<b>P = Permitted</b> <b>CUP = Conditional Use</b> <b>Permit Required</b> <b>-- = Prohibited</b>	Village District			Urban Core District			Corridor District
	V-1	V-2A	V-2, V-3, V-4	UC-1,UC-2, UC-10,UC-12, UC-13, UC-15	UC-3,UC- 6, UC-14	UC-4,UC-5,UC-7, UC-9,UC-16, UC-18, UC-19	C-1, C-2, C-3
<b>Residential (a)</b>							
Apartments, efficiency	P	P	P(a)	P	P	--	P(a)
Boarding houses or lodging houses	P	P	P(a)	P	P	--	P(a)
Dwellings, single-family	--	--	--	--	--	--	--
Dwelling groups (2 or more homes on same lot)	--	--	--	P	P	--	--
Dwellings, two-family or duplex	--	--	--	--	--	--	--
Dwellings, townhouse	P	P	P(a)	P	P	--	P(a)
Dwellings, multiple	P	P	P(a)	P	P	--	P(a)
Dwellings, temporary	--	--	--	--	--	--	--
Family day care homes, large (9 to 14 children)	CUP	CUP	CUP(b)	--	--	--	CUP(b)
Full-time Foster homes	P	P	P	--	--	--	P(a)
Live/Work	P(c)	P(c)	P(c)	P(c)	CUP	--	P(c)
Mixed commercial/residential projects	--	--	P(a)	P	--	--	P(a)
Mobilehomes	--	--	--	--	--	--	--
Mobilehome Parks	--	--	--	--	--	--	--
Nursing homes	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Residential care facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Senior housing developments	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Shopkeeper unit	P(c)	P(c)	P(c)	P(c)	CUP	--	P(c)
Tract offices, temporary	--	--	--	--	--	--	--
<b>Public, Quasi-Public and Institutional</b>							
Ambulance services	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Animal shelters	--	--	--	--	--	--	--
Cemeteries	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Civic facilities	P	P	P	P	P	P	P
Community service facilities	--	--	P(d)	P	--	P	P
Court facilities	--	--	--	P	--	--	--
Court-supported facilities	--	--	P(a)	--	--	P	P
Fire stations	--	--	P	P	--	P	P
Health care facility (including 24 hour facilities)	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Libraries	--	--	P	P	--	P	P
Museums	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Non-commercial recreation centers (indoor)	--	--	P	P	--	P	P
Non-commercial recreation centers (outdoor)	CUP	CUP	CUP	P	CUP	P	P
Parks (public and private)	P	P	P	P	P	P	P
Police stations	--	--	P	P	--	P	P
Post office	--	--	P	P	--	P	P
Public utility uses and infrastructures	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Religious facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools, professional, business and technical (not requiring outdoor facilities)	--	--	P(b)	P	--	P	P
Schools, public	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Social and fraternal organizations facilities	CUP	CUP	CUP(d)	P	CUP	P	P
Telecommunications facilities	CUP	CUP	CUP(d)	CUP	CUP	CUP	CUP
Radio and television broadcasting	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Youth Center	CUP	CUP	CUP(d)	P	--	P	P

Chula Vista  
Urban Core

Land Use Matrix (Page 1 of 5) Fig. 6.2

## CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

<b>P = Permitted</b> <b>CUP = Conditional Use</b> <b>Permit Required</b> <b>-- = Prohibited</b>	Village District			Urban Core District			Corridor District
	V-1	V-2A	V-2, V-3, V-4	UC-1,UC-2, UC-10,UC-12, UC-13, UC-15	UC-3,UC- 6, UC-14	UC-4,UC-5,UC-7, UC-9,UC-16, UC-18, UC-19	C-1, C-2, C-3
<b>Professional Office</b>							
Administrative and executive offices	P	P	P	P	--	P	P
Financial offices	P	P	P	P	--	P	P
Medical and dental offices / clinic	P	P	P	P	--	P	P
Medical, optical and dental laboratory	CUP(b)	CUP(b)	CUP(b)	CUP	--	CUP	P
Professional offices (architectural, engineering, law)	P	P	P	P	--	P	P
Real estate offices	P	P	P	P	--	P	P
Research and development	P	P	P	P	--	P	P
Veterinarian clinics / animal hospitals	CUP(b)	CUP(b)	CUP(b)	P	--	P	P
<b>Commercial - Service</b>							
Automatic teller machines	--	--	P	P	--	P	P
Bail bond facilities	--	--	--	--	--	--	P
Barbershop and beauty shop	--	--	P	P	--	P	P
Bicycle repair	--	--	P	P	--	P	P
Body art / tattoo / piercing salon	--	--	CUP(f)	CUP(f)	--	CUP(f)	P(f)
Carpentry shops	--	--	--	--	--	--	P
Catering halls (with full-time, full-service restaurants, operating after hours)	--	--	CUP(b)	--	--	--	P
Check cashing establishments	--	--	--	--	--	--	CUP
Cobbler	P	P	P	P	--	P	P
Coin operated laundry	--	--	P(d)	P	--	P	P
Day nursery	CUP	CUP	CUP(b)	P	--	P	P
Day spa	P	P	P	P	--	P	P
Drycleaners	--	--	CUP(b)	P	--	P	P
Electrician services	--	--	CUP(b)	--	--	--	P
Electronics repairs	P	P	P	--	--	--	P
Pest Extermination services	--	--	--	--	--	--	P
Financial services (without drive-through access onto Third Avenue)	--	--	P(e)	P	--	P	P
Fortune-telling	--	--	CUP	P	--	P	P
Funeral parlors and mortuaries	--	--	--	P	--	P	P
General contracting services	--	--	P(b)	CUP	--	CUP	P
Heating and cooling services	--	--	CUP(b)	--	--	--	P
Home appliance repair services	--	--	CUP(b)	--	--	--	P
Home furnishing repair (up to 5,000 sq. ft.)	--	--	P(e)	--	--	--	P
Jewelry and watch repair	--	--	P	P	--	P	P
Locksmiths	--	--	P(d)	P	--	P	P
Manicure and pedicure shops	P	P	P	P	--	P	P
Massage parlor	--	--	--	--	--	--	P(h)
Pedi-cabs	--	--	P	P	--	P	P
Pet grooming	--	--	P(e)	P	--	P	P
Photocopying and blueprinting services (over 2,500 Sq. Ft.)	--	--	CUP	P	--	P	P
Photocopying and blueprinting services (up to 2,500 Sq. Ft.)	--	--	P(e)	P	--	P	P
Photography studios	P	P	P	P	--	P	P
Plumbing services	--	--	CUP(b)	P	--	P	P
Postal stores (over 2,500 Sq. Ft.)	--	--	CUP	P	--	P	P
Postal stores (up to 2,500 Sq. Ft.)	--	--	P(e)	P	--	P	P
Printing and publishing services	--	--	P(b)	P	--	P	P
Tailor shops	P	P	P	P	--	P	P
Ticket agencies	--	--	P	P	--	P	P
Travel agencies	--	--	P(e)	P	--	P	P
Video / DVD rental / sales (no adult rental / sales)	--	--	P(b)	P	--	P	P

**CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX**

<b>P = Permitted</b> <b>CUP = Conditional Use</b> <b>Permit Required</b> <b>-- = Prohibited</b>	Village District			Urban Core District			Corridor District
	V-1	V-2A	V-2, V-3, V-4	UC-1,UC-2, UC-10,UC-12, UC-13, UC-15	UC-3,UC- 6, UC-14	UC-4,UC-5,UC-7, UC-9,UC-16, UC-18, UC-19	C-1, C-2, C-3
<b>Commercial - Retail</b>							
Adult book / video sales	--	--	--	--	--	--	CUP(h)
Antique shops (not including second hand stores)	--	--	P	P	--	P	P
Bait and tackle shops	--	--	P	P	--	P	P
Bookstore	--	--	P	P	--	P	P
Building material sales (indoor; up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Building material sales (indoor; over 5,000 sq. ft.)	--	--	--	--	--	--	P
Convenience stores	--	--	CUP	P	--	P	P
Department stores	--	--	CUP	P	--	P	P
Drive-through retail sales	--	--	--	--	--	--	P
Florist	--	--	P	P	--	P	P
Galleries (photography, art)	--	--	P	P	--	P	P
Hardware stores (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Hardware stores (over 5,000 sq. ft.)	--	--	--	P	--	P	P
Home furnishings stores (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Handicraft Shops (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Lumberyards	--	--	--	CUP	--	CUP	CUP
Marine sales, supplies, and rentals	--	--	CUP	CUP	--	CUP	P
Newstands	--	--	P	P	--	P	P
Pawn shops	--	--	--	--	--	--	P
Pet shops	--	--	CUP	P	--	P	P
Pool and spa supplies	--	--	CUP(b)	--	--	--	P
Prescription pharmacy	--	--	P	P	--	P	P
Product wholesaling (50% of area must be devoted to retail)	--	--	CUP	P	--	P	P
Retail sales (over 5,000 sq. ft.)	--	--	CUP	P	--	P	P
Retail sales (up to 5,000 sq. ft.)	--	--	P	P	--	P	P
Secondhand stores	--	--	P(g)	--	--	--	P
<b>Automotive and Boat</b>							
Automobile and recreational vehicle storage	--	--	--	--	--	--	CUP
Automobile sales / leasing new	--	--	--	P	--	P	CUP
Automobile sales / leasing new (indoor, under 5,000 sq. ft.)	--	--	CUP	P	--	P	P
Automobile sales / leasing used	--	--	--	--	--	--	CUP
Automobile dismantling	--	--	--	--	--	--	--
Automobile maintenance and repair, minor	--	--	--	--	--	--	CUP
Automobile parts and accessories sales	--	--	--	P	--	P	P
Automobile rental agencies	--	--	--	P	--	P	CUP
Automobile salvage	--	--	--	--	--	--	--
Automobile service stations (with or without convenience store)	--	--	--	--	--	--	CUP
Automobile towing service	--	--	--	--	--	--	--
Automobile paint and body shops	--	--	--	--	--	--	--
Boat and equipment sales and rentals	--	--	CUP	--	--	--	CUP
Car washes, automated, drive-through	--	--	--	CUP	--	CUP	CUP
Car washes, hand	--	--	--	CUP	--	CUP	P
Parking structures and lots, commercial	--	P	P(b)	P	--	P	CUP
Parking structures and lots, public	--	--	P(b)	P	--	P	CUP
Motorcycle sales / leasing	--	--	--	P	--	P	CUP
Specialty repair shops	--	--	--	--	--	--	CUP
Taxi-cab services	--	--	--	--	--	--	CUP
Truck and trailer sales and rentals	--	--	--	--	--	--	CUP
Trucking yards, terminals and distribution operations	--	--	--	--	--	--	--

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*Land Use Matrix (Page 3 of 5)* **Fig. 6.4**

## CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX

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<b>Hospitality</b>							
Adult oriented entertainment	--	--	--	--	--	--	--
Amusement facilities	--	P	CUP	CUP	--	CUP	CUP
Athletic / health clubs	--	--	P	P	--	P	P
Bakery (less than 5,000 sq. ft.)	--	--	P	P	--	P	P
Bed and breakfast	P	P	P	P	--	P	P
Billard and pool parlors	--	--	CUP(b)	CUP	--	CUP	P
Bowling alleys	--	--	CUP	P	--	P	P
Cardrooms	--	--	--	--	--	--	--
Carnivals (temporary)	--	--	CUP	CUP	--	CUP	CUP
Catering services	--	--	CUP	CUP	--	CUP	P
Cocktail lounge	--	--	CUP(i)	CUP(i)	--	CUP(i)	CUP(i)
Coffeeshouse / Cafe	--	--	P	P	--	P	P
Commercial recreation facilities (indoor)	--	--	CUP	CUP	--	CUP	CUP
Commercial recreation facilities (outdoor)	--	--	CUP	CUP	--	CUP	CUP
Dairy sales	--	--	P	P	--	P	P
Event hall (excludes adult oriented )	--	--	CUP (h)	P	--	P	P
Delicatessen / Sandwich shop	--	--	P	P	--	P	P
Drive-in theatres	--	--	--	--	--	--	--
Farmers market	CUP	CUP	CUP	CUP	--	CUP	CUP
Golf driving ranges (with or without lighting)	--	--	--	--	--	--	--
Grocery, fruit or vegetable sales	--	--	P	P	--	P	P
Hotels, Timeshares	--	--	CUP	P	--	P	P
Ice cream, Yogurt shop	--	--	P	P	--	P	P
Ice skating rings (indoor)	--	--	--	CUP	--	CUP	P
Liquor stores (excluding, specialty wine retail)	--	--	CUP	CUP	--	CUP	CUP
Live entertainment (excluding adult-oriented entertainment)	--	--	P	P	--	P	P
Meat sales	--	--	P	P	--	P	P
Miniature golf course	--	--	--	P	--	P	P
Motel	--	--	--	--	--	--	--
Produce Stands (temporary)	--	--	CUP	P	--	P	P
Restaurants (with sale of alcoholic beverages)	--	P	P	P	--	P	P
Restaurants drive-through	--	--	--	P	--	P	P
Restaurants fast food (non-formula franchise without drive-through)	--	--	P	P	--	P	P
Restaurants full service (outdoor dining on public or private property)	--	--	P	P	--	P	P
Roller and ice skating rings (indoor)	--	--	--	CUP	--	CUP	P
Shooting clubs (indoor)	--	--	CUP	CUP	--	CUP	CUP
Smokeshop	--	--	P	P	--	P	P
Snack bar	--	--	P	P	--	P	P
Specialty wine retail	--	--	P	P	--	P	P
Swimming pools	--	--	CUP(d)	P	--	P	P
Taverns	--	--	CUP(i)	CUP(i)	--	CUP(i)	CUP(i)
Tennis courts	P	P	P(d)	P	P	P	P
Theatres, live or movie (no adult theatres)	--	--	P	P	--	P	P

**CHULA VISTA URBAN CORE SPECIFIC PLAN LAND USE MATRIX**

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<b>Agricultural Uses</b>							
Animal grazing, breeding, boarding, and training (including cattle, sheep, goats)	--	--	--	--	--	--	--
Apiaries	--	--	--	--	--	--	--
Crop and tree farming	--	--	--	--	--	--	--
Equestrian facilities	--	--	--	--	--	--	--
Horse Stables (commercial)	--	--	--	--	--	--	--
Horse Stables (non-commercial)	--	--	--	--	--	--	--
Kennels (commercial)	--	--	--	--	--	--	P
Kennels (non-commercial)	--	--	--	--	--	--	P
Plants nurseries (up to 5,000 sq. ft.)	P	P	P	--	--	--	P
Poultry farms	--	--	--	--	--	--	--
<b>Accessory Uses</b>							
Caretaker units	--	--	--	--	--	--	P
Employee units (detached)	--	--	--	--	--	--	CUP
Home occupations	P	P	P	P	--	P	P
Roof-mounted satellite dishes	P	P	P	P	P	P	P
Water reservoir	--	--	--	--	--	--	--

\* The Urban Core is a combination of the Boulevard and Promenade Visioning areas

- (a) Prohibited on groundfloor fronting Third Avenue
- (b) Prohibited on groundfloor V-2 District
- (c) Work-related component may include uses allowed in professional office, commercial-service, or commercial-retail and may require CUP
- (d) Prohibited in V-2 district
- (e) Limited to 15% of business mix of groundfloor shopfronts in V-2 District
- (f) Prohibited on groundfloor
- (g) Maximum of 5,000 sq. ft.
- (h) Use subject to CVMC 19.58.024 provisions
- (i) Use subject to CVMC 19.58.075 provisions

## **C. Development Standards**

### **1. Sub-district Zoning Sheets**

The purpose of the subdistrict zoning sheets is to provide quick reference land use and development requirements for each subdistrict. A general description of the primary land uses for each subdistrict is provided but is not intended to be the only uses that may be permitted. Proposed development in the Urban Core Specific Plan area shall comply with the development standards of the applicable zoning sheets. Subdistricts labeled as “Neighborhood Transition Combining Districts” or “Transit Focus Areas” should refer to Section D. Special Provisions for Neighborhood Transition Combining Districts and Transit Focus Areas for further requirements.

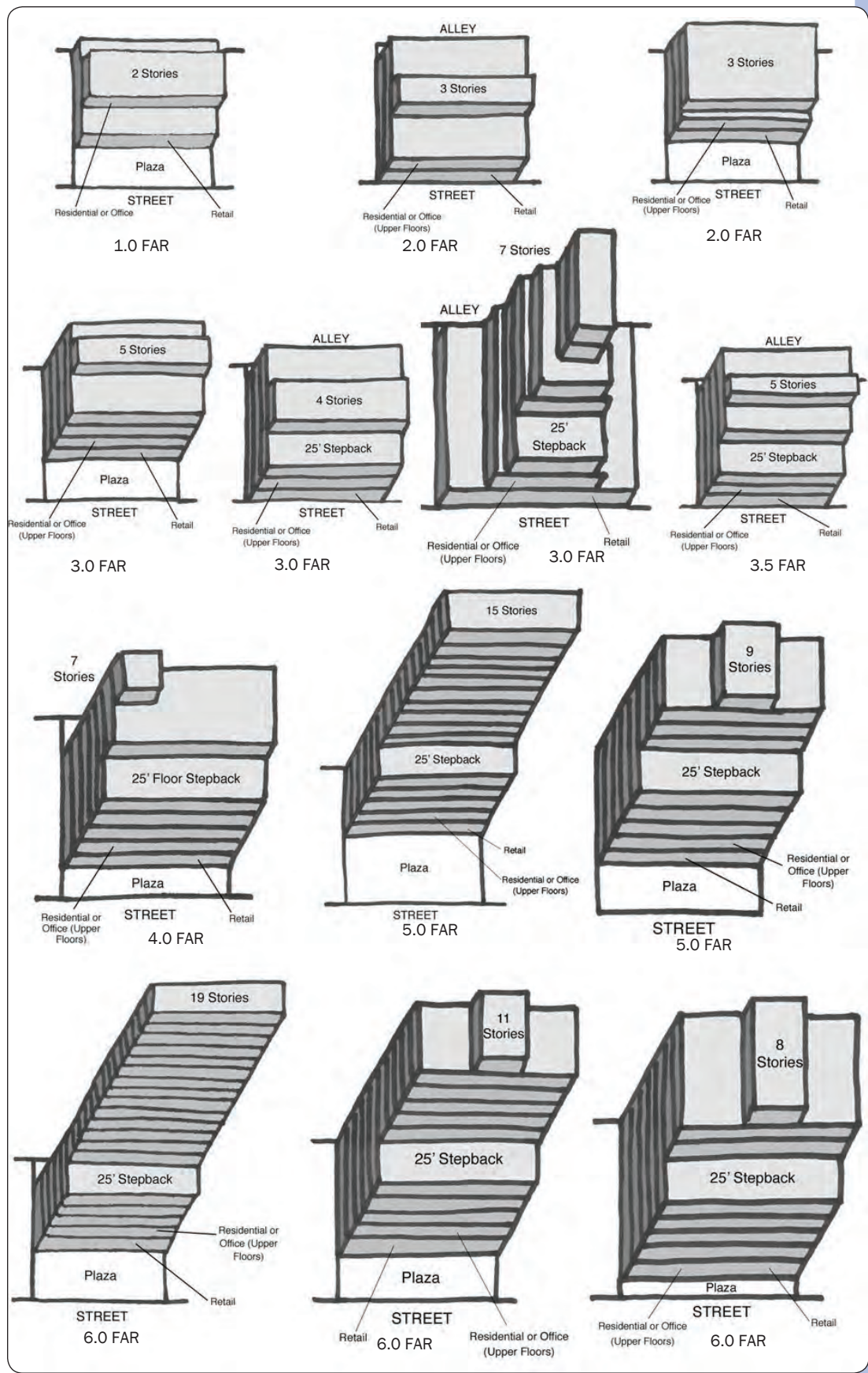
### **2. Floor Area Ratio**

Floor Area Ratio (FAR) is a measure of the bulk of buildings on a lot or site. FAR is calculated by dividing the gross floor area of all buildings on a lot or site by the lot or site area. Gross floor area includes the total enclosed area of all floors of a building measured from the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, balconies, recreation rooms, and attics having a height of more than seven feet but excluding area used exclusively for vehicle parking or loading. For example, a two-story building occupying one-half of a site has an FAR of 1.0. Any floor area below finish grade does not count towards FAR. If floors are partially above and partially below grade, then only the proportion of the floor above grade is counted towards FAR. For example, if 5 feet of a 10-foot high floor is below grade, then only 50% of the floor area will count towards FAR. (See Figure 6.7 for example FAR diagrams.)

### **3. Building Height**

Building heights are measured from finish grade to top of roof, not including parapets or other architectural features. Minimum building heights in some subdistricts ensure that the desired building heights are achieved.





*Example FAR diagrams (These diagrams are provided for illustrative purposes only and are not the only options for building form.)* **Fig. 6.7**



#### **4. Building Stepback**

In some districts, the upper portion of a building must step back from the lower portion of the building when located adjacent to major streets. The stepback is a minimum horizontal distance, as measured from the street property line, and must occur at or below the noted building height. At primary gateways, as identified in this Specific Plan, stepback requirements may be modified to allow significant architecture or design statements at these corner locations. Subdistricts labeled as Neighborhood Transition Combining Districts have additional stepbacks addressed in Section D. Neighborhood Transition Combining Districts.

#### **5. Street Wall Frontage**

Street wall frontage is the percentage of street front that must be built to, with the ground floor building façade at the minimum setback.

#### **6. Setback**

Setback is the distance between the property line and the building. Setback is measured horizontally and perpendicular to the property line. Minimum setbacks in some subdistricts ensure appropriate distances between land uses. Maximum setbacks in some subdistricts ensure that the desired building line is maintained, e.g. along certain streets. Subdistricts labeled as Neighborhood Transition Combining Districts have additional rear and side yard setbacks which are addressed in Section D. Neighborhood Transition Combining Districts.

#### **7. Open Space Requirement**

For the purposes of the open space requirement, the term “open space” refers to any areas with minimum dimensions of 60 square feet (6’x10’) and devoted to the following common, private, or public uses: patio, porch, balcony, deck, garden, playground, plaza, swimming pool, sports court/field, recreation room, gym, spa, community room, cultural arts, lawn/turf, pond, fountain, atrium, sunroom, theater, amphitheater, band shell, gazebo, picnic area, shelter, roof, or similar passive or active recreational/leisure use or facility that is not used for enclosed dwelling unit floor area or commercial use space.

## **8. Parking Regulations**

Development proposals within the Urban Core Specific Plan area shall comply with the type, location, and number of parking spaces established for residential and non-residential land uses as specified herein. For residential uses, a minimum amount of parking has been designated for use by the residents of the project. In addition, an amount of guest parking has been planned. Guest parking is arrived at by multiplying the cumulative total number of project dwelling units by the guest parking ratio. A percentage of the required parking must be provided onsite as indicated on the zoning sheets for each subdistrict. Parking is onsite if it is within the project, provided on an adjacent site, and/or within a comprehensive development/center. Parking is allowed offsite if it is within 500-feet of the project and/or provided as an alternative in lieu (e.g. transit, ride-share, flex, etc.). Offsite parking must be accessible from publicly available pedestrian access and assured in terms of reservation in perpetuity, for the use it serves or an alternative replacement plan will be required.

## **9. Pedestrian Connections and Walkways**

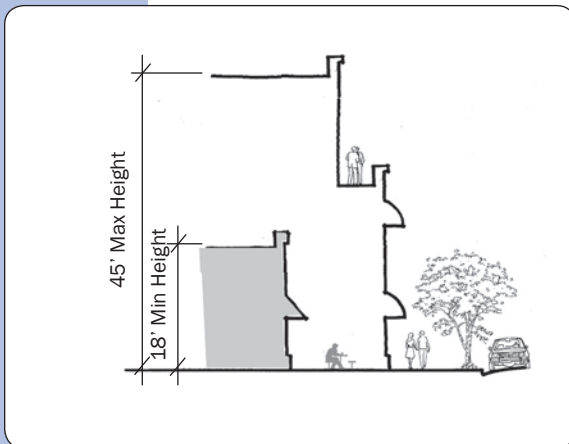
Additional side setbacks may be required for pedestrian connections such as mid-block paseos.

## V-1 East Village

Primary land uses: Residential; Commercial Services; Office

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18'                      Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 0'              Street Max: N/A
- 6. Open Space Requirement:** 200 sf/du

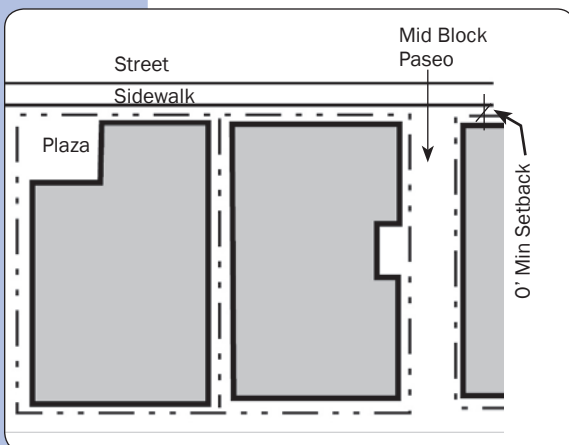


Section View

Fig. 6.8

### Parking Regulations

- 1. Parking Locations:**  
Behind /Subterranean/Tuck Under
- 2. Residential Parking:**  
Min: 1.5 space/du  
Guest: 1 space/10 du  
On-site Min: 50%
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site: None



Plan View

Fig. 6.9

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## V-2 and V-2A Village

Primary land uses: Mixed-Use Residential (not allowed along ground floor on Third Avenue, except for access); Retail; Office

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18'                      Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 80% Min
- 5. Setbacks:**  
Street Min: 0'              Street Max: N/A
- 6. Open Space Requirement:** 200 sf/du

### Parking Regulations

- 1. Parking Locations:**  
Behind/Subterranean/Tuck Under
- 2. Residential Parking:**  
Min: 1.5 space/du  
Guest: 1 space/10 du  
On-site Min: None
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: None

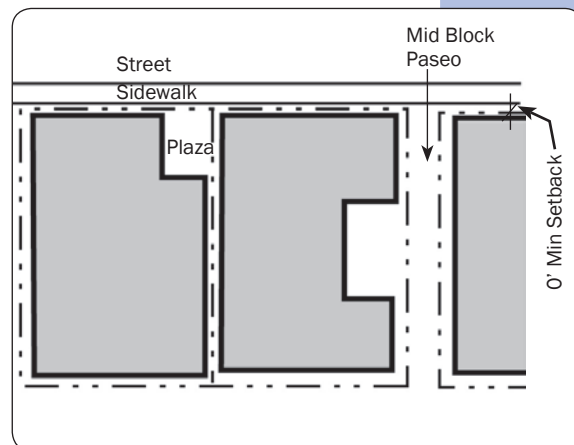
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

Chula Vista  
Urban Core



Section View

Fig. 6.10



Plan View

Fig. 6.11

## V-3 West Village

### (Neighborhood Transition Combining District)

Primary land uses: Residential; Mixed-Use Residential (not allowed on ground floor along Third Avenue, or E Street, except for access); Retail (north of E Street and west of Landis Avenue - retail only); Office

#### Urban Regulations

**1. Floor Area Ratio:**

Max: 4.5

**2. Building Height:**

Min: 18'                      Max: 84'\*

\*Buildings fronting Third Avenue between F Street and Park Way are limited to 45'

**3. Building Stepback:**

Min: 15' at building height: 35'

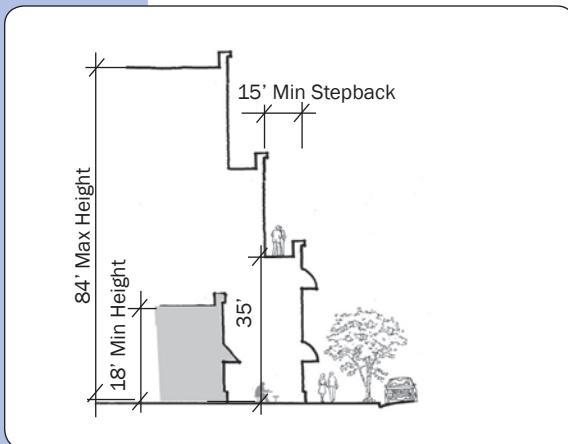
**4. Street Wall Frontage:** 50% Min

**5. Setbacks:**

Street Min: 0'                      Street Max: N/A

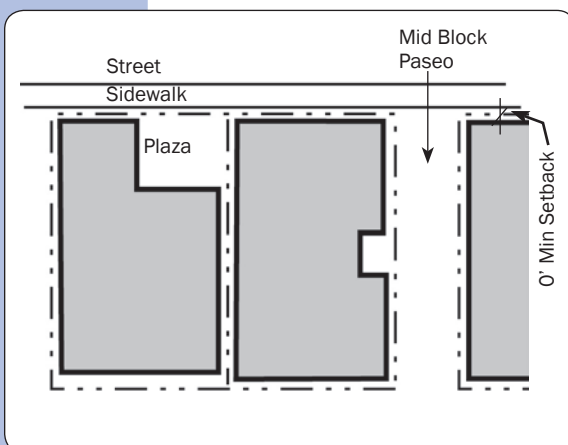
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones

**6. Open Space Requirement:** 200 sf/du



Section View

Fig. 6.12



Plan View

Fig. 6.13

#### Parking Regulations

**1. Parking Locations:**

Behind/Subterranean/Tuck Under

**2. Residential Parking:**

Min: 1.5 space/du

Guest: 1 space/10 du

On-site Min: 50%

**3. Non-Residential Parking:**

Min: 2 spaces/1,000 sf

On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## V-4 Civic Center

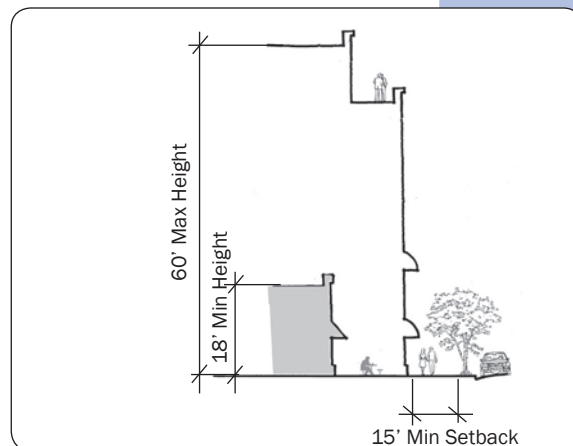
### (Neighborhood Transition Combining District)

Primary land uses: Residential; Mixed-Use Residential; Office; Public/Quasi-Public

Chula Vista  
Urban Core

#### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18'                      Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**  
Street Min: 15'    Street Max: N/A  
Neighborhood Transition: See Section D.  
for additional setbacks for parcels  
adjacent to R-1 and R-2 zones
- 6. Open Space Requirement:** 100 sf/du

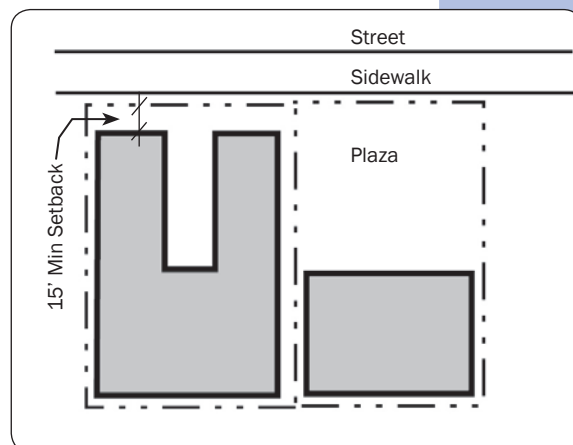


Section View

Fig. 6.14

#### Parking Regulations

- 1. Parking Locations:**  
Behind/Subterranean/Tuck Under
- 2. Residential Parking:**  
Min: 1.5 space/du  
Guest: 1 space/10 du  
On-site Min: 50%
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: None



Plan View

Fig. 6.15

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

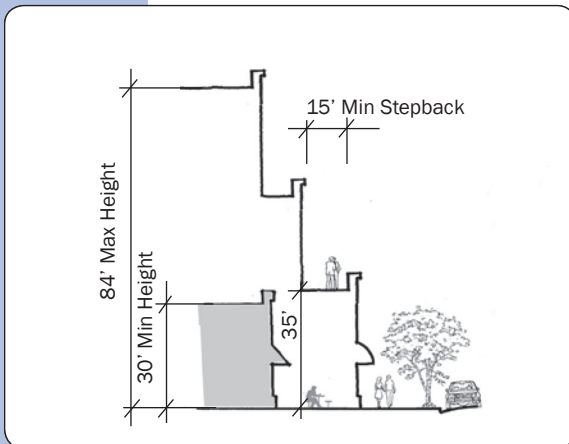


## UC-1 St. Rose

Primary land uses: Residential; Mixed-Use Residential (not allowed on ground floor along Third Avenue, or H Street frontage, except for access); Retail; Office

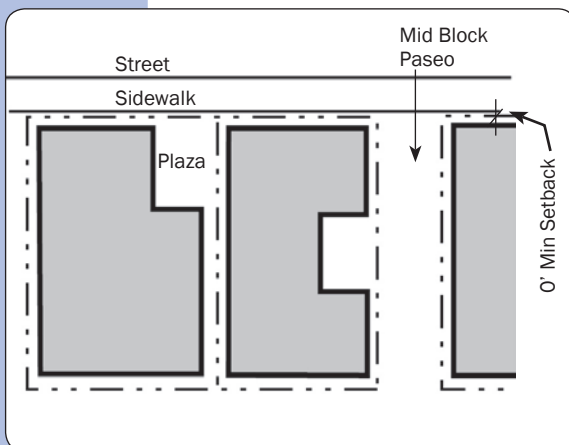
### Urban Regulations

1. **Floor Area Ratio:**  
Max: 4.0
2. **Building Height:**  
Min: 30' Max: 84'
3. **Building Stepback:**  
Min: 15' at building height: 35'
4. **Street Wall Frontage:** 80% Min
5. **Setbacks:**  
Street Min: 0' Street Max: N/A
6. **Open Space Requirement:** 100 sf/du



Section View

Fig. 6.16



Plan View

Fig. 6.17

### Parking Regulations

1. **Parking Locations:**  
Structure/Subterranean/Behind/Tuck Under
2. **Residential Parking:**  
Min: 1 space/du  
Guest: 1 space/10 du  
On-site Min: 50%
3. **Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

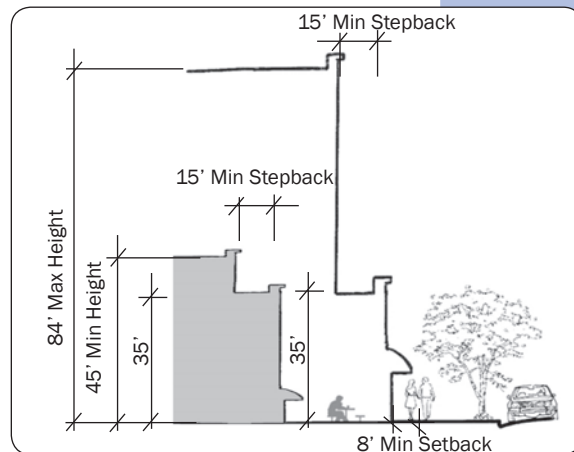
## UC-2 Gateway (Transit Focus Area)

Primary land uses: Residential; Mixed-Use- Residential (not allowed on ground floor along Third Avenue, or HStreet frontage, except for access); Retail; Office

*Chula Vista  
Urban Core*

### Urban Regulations

- 1. Floor Area Ratio:**  
Min: 2.5 Max: 5.0
- 2. Building Height:**  
Min: 45' Max: 84'
- 3. Building Stepback:**  
Min: 15' at building height: 35'
- 4. Street Wall Frontage:** 80% Min
- 5. Setbacks:**  
Street Min: 8'\* Street Max: N/A  
(\*Along H Street only to provide total of 16' sidewalk)
- 6. Open Space Requirement:** 100 sf/du



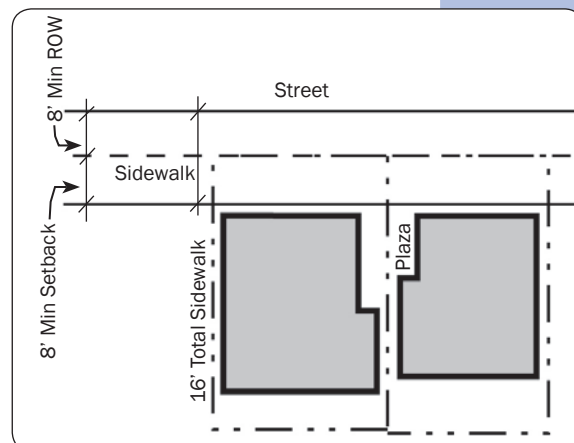
**Section View**

**Fig. 6.18**

### Parking Regulations

- 1. Parking Locations:**  
Any location onsite, except in front of buildings
- 2. Residential Parking:**  
Min: 1 space/du  
Guest: 1 space/10 du  
On-site Min: 50%
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



**Plan View**

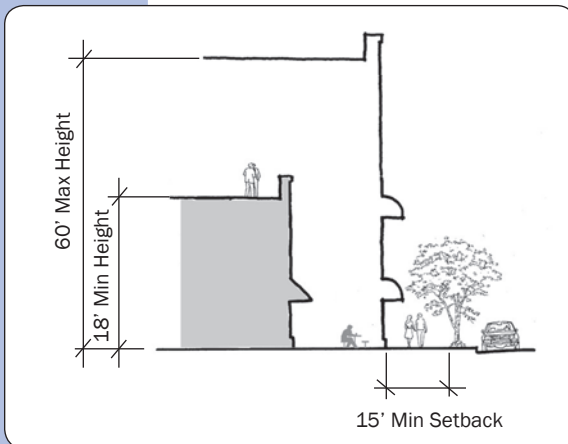
**Fig. 6.19**

## UC-3 Roosevelt

Primary land uses: Residential

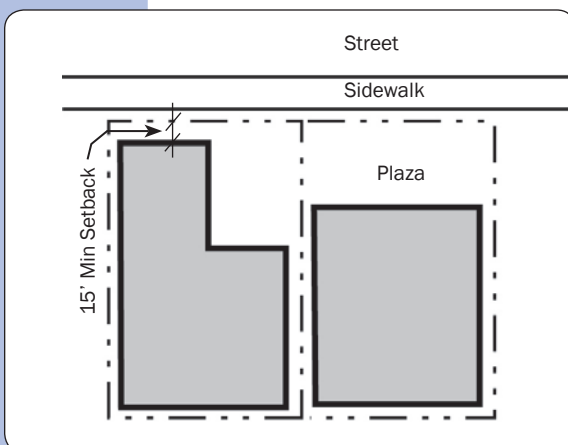
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 3.0
- 2. Building Height:**  
Min: 18' Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**  
Street Min: 15' Street Max: N/A
- 6. Open Space Requirement:** 200 sf/du



Section View

Fig. 6.20



Plan View

Fig. 6.21

### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-4 Hospital

Primary land uses: Office; Retail

Chula Vista  
Urban Core

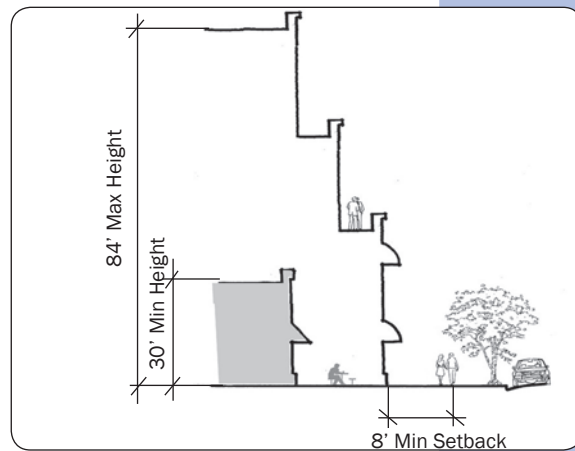
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 30'                      Max: 84' **Building**
- 3. Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 8' Street Max: N/A  
(\*Along H Street only to provide total of 16' sidewalk)

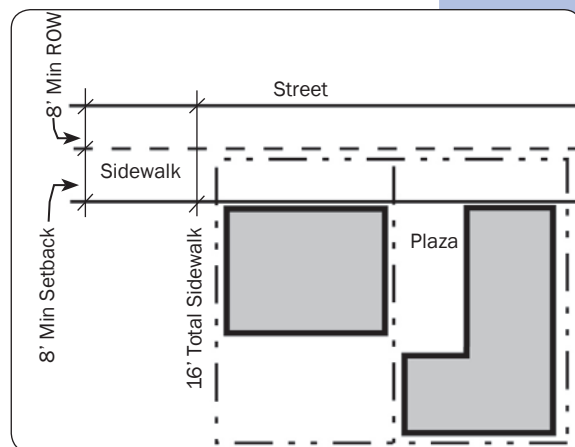
### Parking Regulations

- 1. Parking Locations:**  
*Any location on-site, except in front of buildings*
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



**Section View** | **Fig. 6.22**



**Plan View** | **Fig. 6.23**

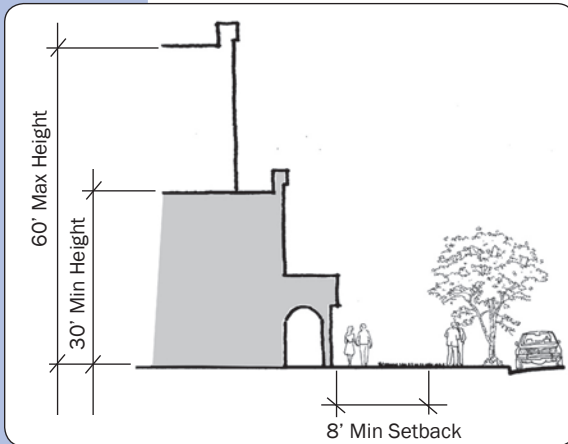
## UC-5 Soho

### (Neighborhood Transition Combining District)

Primary land uses: Retail; Office

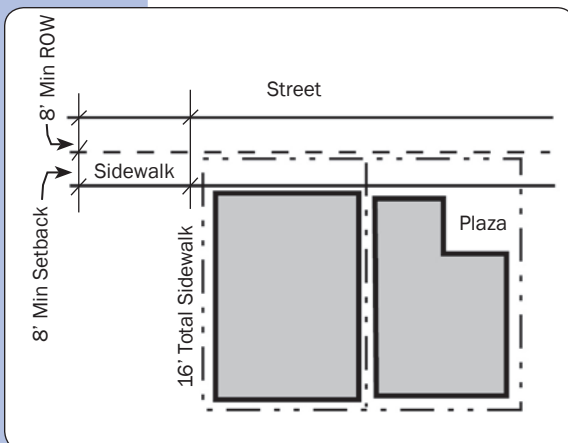
#### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 30'                      Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 8'    Street Max: N/A  
(\*Along H Street only to provide total of 16' sidewalk)  
  
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones



Section View

Fig. 6.24



Plan View

Fig. 6.25

#### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-6 Chula Vista Center Residential (Neighborhood Transition Combining District)

Primary land use: Residential

Chula Vista  
Urban Core

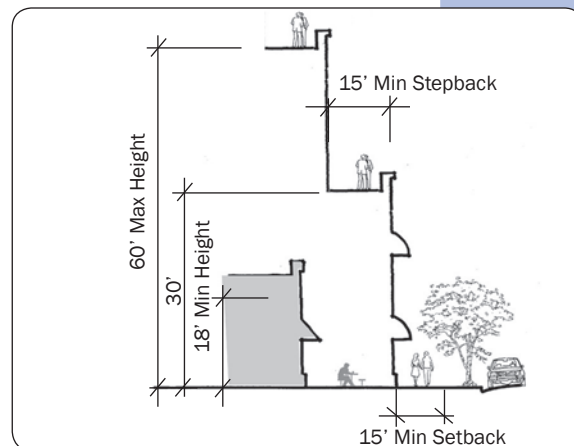
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18' Max: 60'
- 3. Building Stepback:**  
Min: 15' at building height: 30'
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**  
Street Min: 15' Street Max: N/A  
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones
- 6. Open Space Requirement:** 200 sf/du

### Parking Regulations

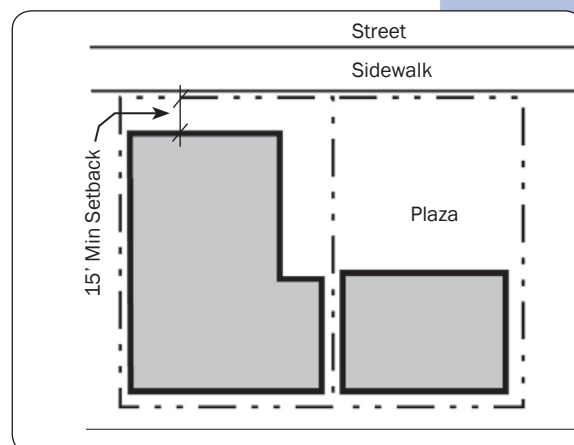
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.26



Plan View

Fig. 6.27

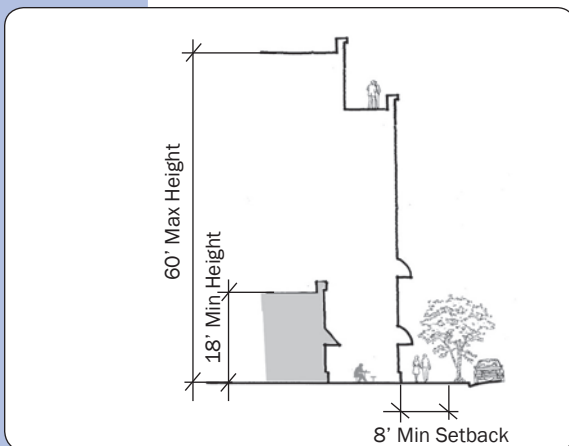


## UC-7 Chula Vista Center

Primary Land uses: Retail; Office (not allowed on ground floor facade, except for access)

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18'                      Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 25% Min
- 5. Setbacks:**  
Street Min: 8'\*      Street Max: N/A  
(\*Along H Street only to provide total of 16' sidewalk)

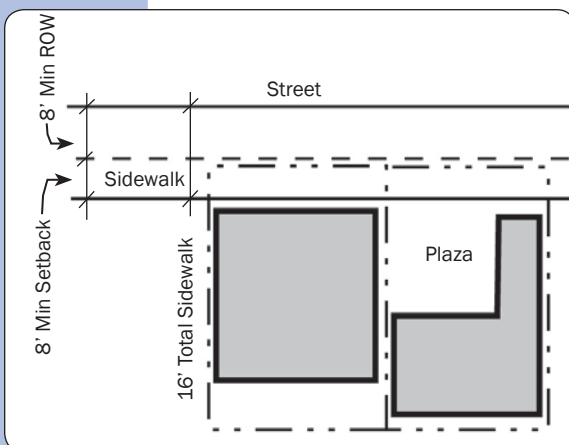


Section View

Fig. 6.28

### Parking Regulations

- 1. Parking Locations:**  
Anywhere on-site
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%



Plan View

Fig. 6.29

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-9 Mid H Street (Neighborhood Transition Combining District)

Primaryland uses: Retail; Office

*Chula Vista  
Urban Core*

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18' Max: 72'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 70% Min

### 5. Setbacks:

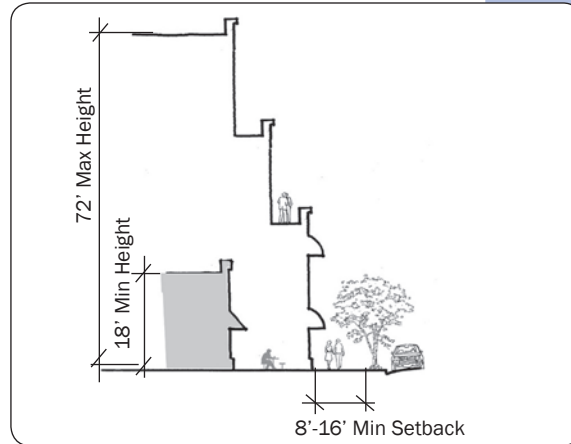
H Street East of Broadway  
Street Min: 8' Street Max: N/A  
H Street West of Broadway  
Street Min: 16' Street Max: N/A  
Broadway  
Street Min: 0' Street Max: N/A

*Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones*

### Parking Regulations

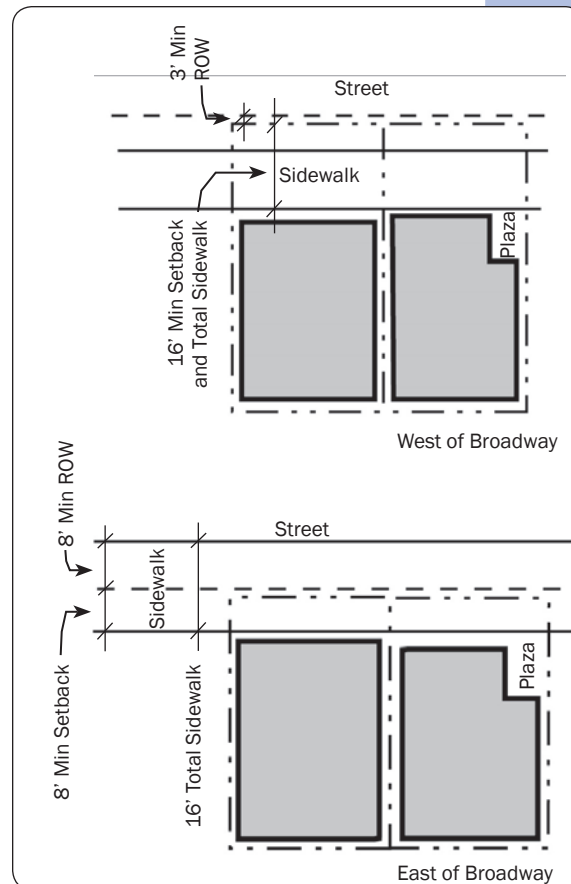
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



**Section View**

**Fig. 6.32**



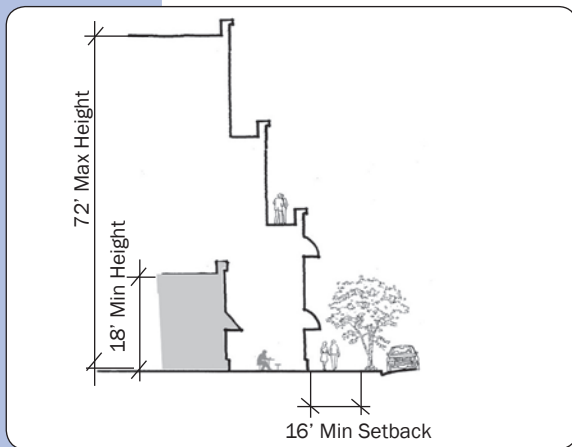
**Plan View**

**Fig. 6.33**

## UC-10 Chula Vista Center West

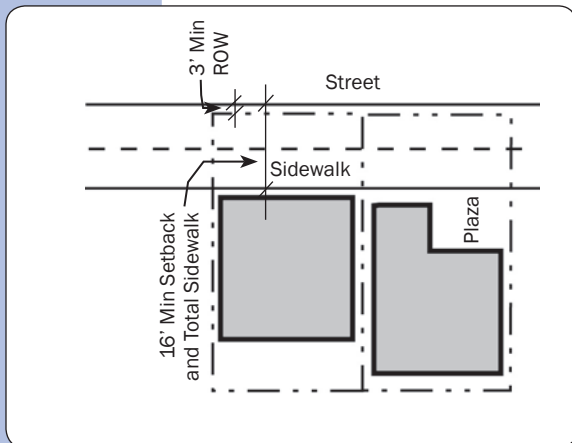
### (Neighborhood Transition Combining District)

Primary land uses: Mixed-Use Residential; Residential (not allowed within 500' of the southwest corner of Broadway and H Street intersection, on any floor; not allowed on Broadway or H Street frontage on ground floor, except for access); Retail; Office (Not allowed on ground floor facade, except for access)



Section View

Fig. 6.34



Plan View

Fig. 6.35

#### Urban Regulations

1. **Floor Area Ratio:**  
Max: 2.0
2. **Building Height:**  
Min: 18' Max: 72'
3. **Building Stepback:**  
Not mandatory
4. **Street Wall Frontage:** 50% Min
5. **Setbacks:**  
H Street  
Street Min: 16' Street Max: N/A  
Broadway  
Street Min: 0' Street Max: N/A

*Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones*

#### Parking Regulations

1. **Parking Locations:**  
Any location on-site, except in front of buildings
2. **Residential Parking:**  
Min: 1.5 space/du  
Guest: 0 spaces  
On-site Min: 100%
3. **Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-12 H Street Trolley (Transit Focus Area)

Primary land uses: Residential; Mixed-Use Residential; Retail; Office; Hospitality

*Chula Vista  
Urban Core*

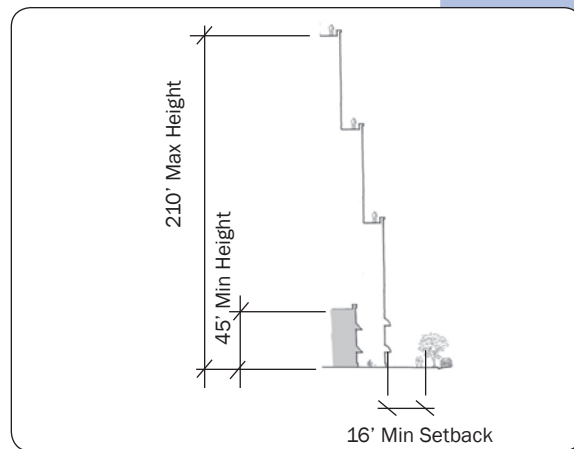
### Urban Regulations

- 1. Floor Area Ratio:**  
Min: 4.0    Max: 6.0
- 2. Building Height:**  
Min: 45'    Max: 210'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**  
H Street  
Street Min: 16'    Street Max: N/A
- 6. Open Space Requirement:** 100 sf/du

### Parking Regulations

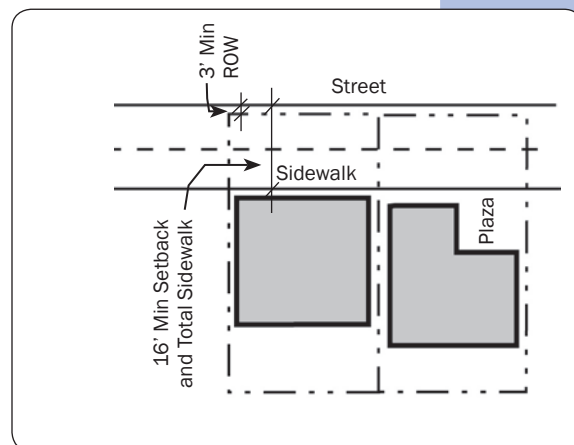
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
Min: 1 space/du  
Guest: 0 spaces  
On-site Min: 100%
- 3. Non-Residential Parking:**  
Min: 1 space/1,000 sf  
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



**Section View**

**Fig. 6.38**



**Plan View**

**Fig. 6.39**

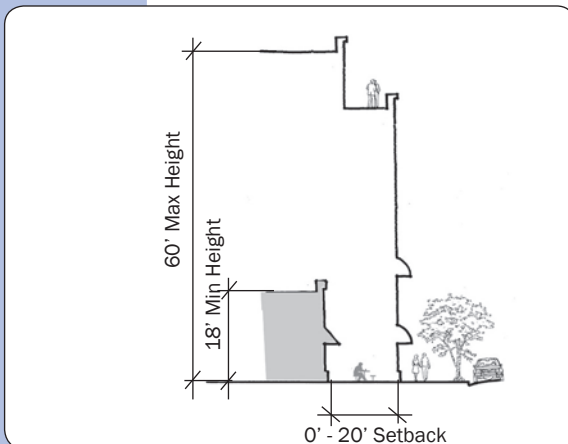
## UC-13 Mid Broadway

### (Neighborhood Transition Combining District) Primary

land uses: Mixed-Use Residential; Residential (not allowed on ground floor along Broadway frontage, except for access); Retail; Office; Hospitality

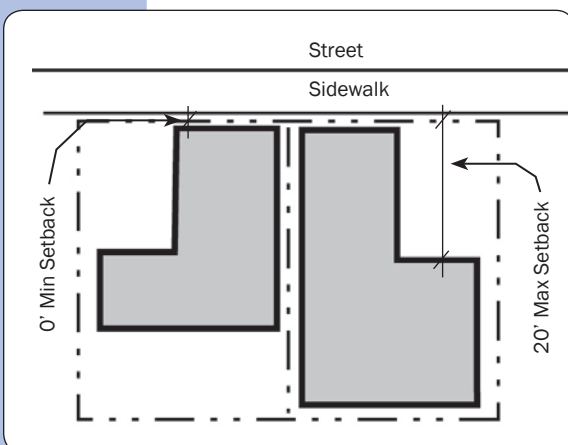
#### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18'                      Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 0'              Street Max: 20'  
  
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones
- 6. Open Space Requirement:** 200 sf/du



Section View

Fig. 6.40



Plan View

Fig. 6.41

#### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-14 Harborview

Primary land uses: Residential

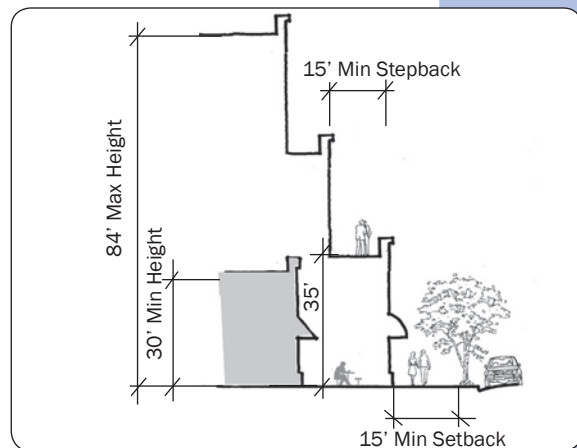
Chula Vista  
Urban Core

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 3.0
- 2. Building Height:**  
Min: 30' Max: 84'
- 3. Building Stepback:**  
Min: 15' at building height: 35'
- 4. Street Wall Frontage:** N/A
- 5. Setbacks:**  
Street Min: 15' Street Max: N/A
- 6. Open Space Requirement:** 200 sf/du

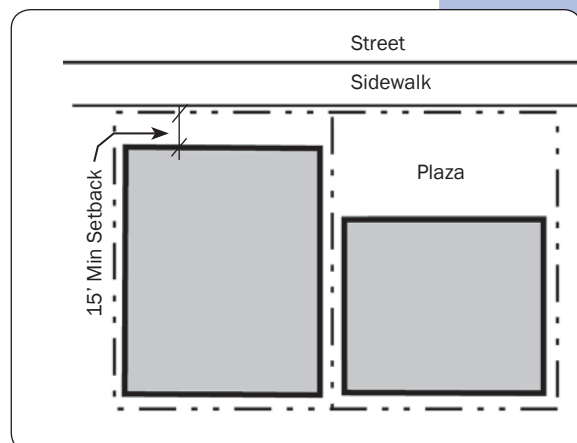
### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050



Section View

Fig. 6.42



Plan View

Fig. 6.43

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



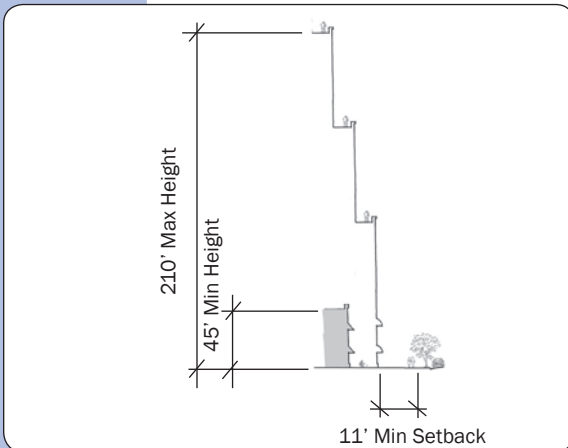
## UC-15 E Street Trolley

### (Transit Focus Area)

Primary land uses: Mixed-Use Residential; Residential; Retail; Office (not allowed on ground floor facade, except for access); Hospitality

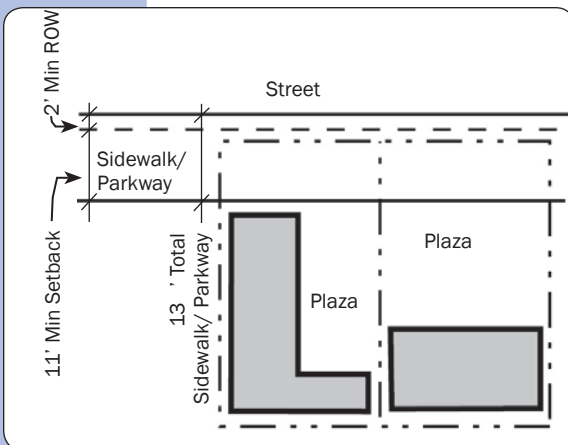
#### Urban Regulations

1. **Floor Area Ratio:**  
Min: 4.0                      Max: 6.0
2. **Building Height:**  
Min: 45'                      Max: 210'
3. **Building Stepback:**  
Not mandatory
4. **Street Wall Frontage:** N/A
5. **Setbacks:**  
Street Min: 11'\*    Street Max: N/A  
(\*Applies only along E Street between I-5 and 300' east of I-5)
6. **Open Space Requirement:** 100 sf/du



Section View

Fig. 6.44



Plan View

Fig. 6.45

#### Parking Regulations

1. **Parking Locations:**  
Any location on-site, except in front of buildings
2. **Residential Parking:**  
Min: 1 space/du  
Guest: 0 spaces  
On-site Min: 100%
3. **Non-Residential Parking:**  
Min: 1 space/1,000 sf  
On-site Min: None

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-16 Broadway Hospitality

Primary land use: Retail; Hospitality

Chula Vista  
Urban Core

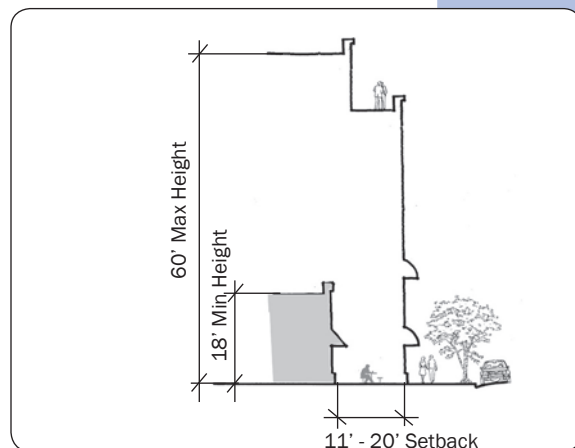
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18' Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 11'\* Street Max: N/A  
(\*Applies only along E Street between I-5 and 300' east of I-5)
- 6. Open Space Requirement:** N/A

### Parking Regulations

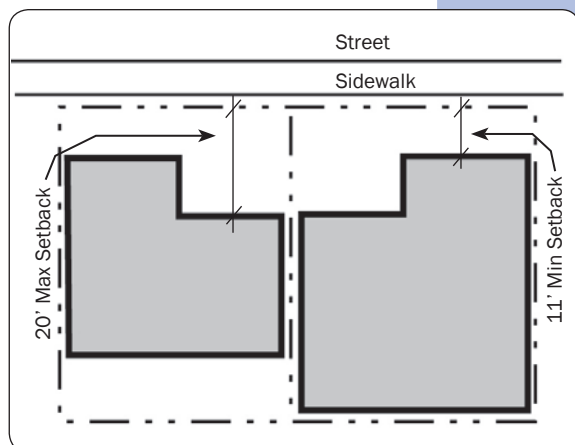
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.46



Plan View

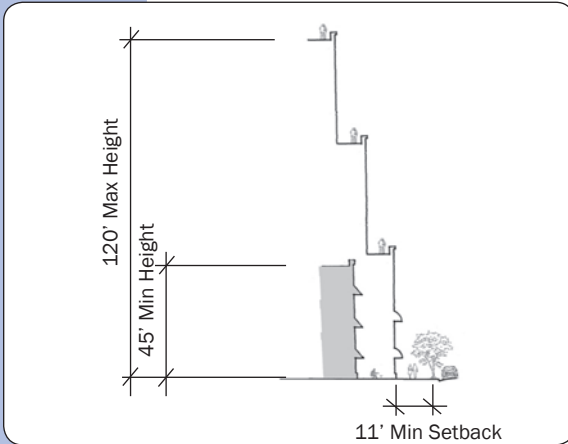
Fig. 6.47

## UC-18 E Street Gateway

Primary land use: Retail; Hospitality

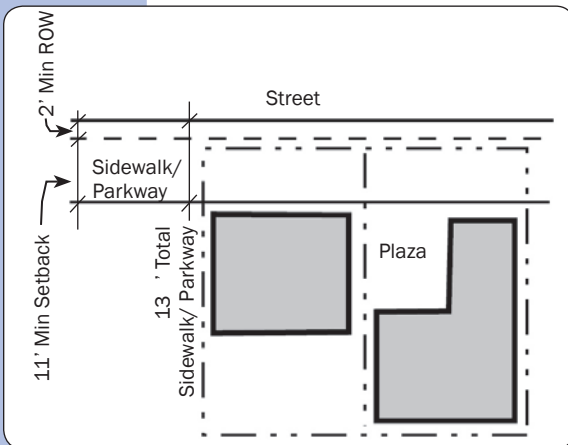
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 3.0
- 2. Building Height:**  
Min: 45' Max: 120'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 11'\* Street Max: N/A  
(\*Applies only along E Street between I-5 and 300' east of I-5)



Section View

Fig. 6.50



Plan View

Fig. 6.51

### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## UC-19 Feaster School

Primary land use: Public/Quasi-Public

Chula Vista  
Urban Core

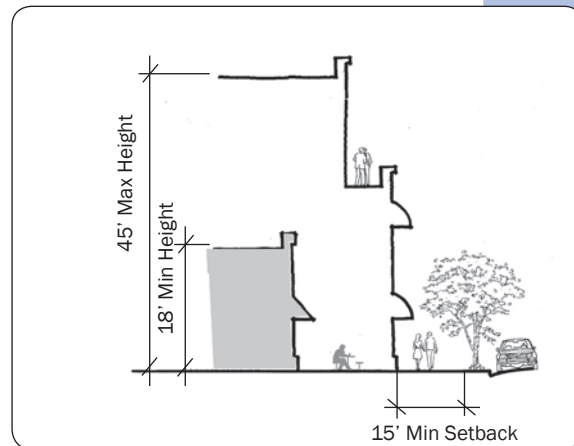
### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18' Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 15' Street Max: N/A

### Parking Regulations

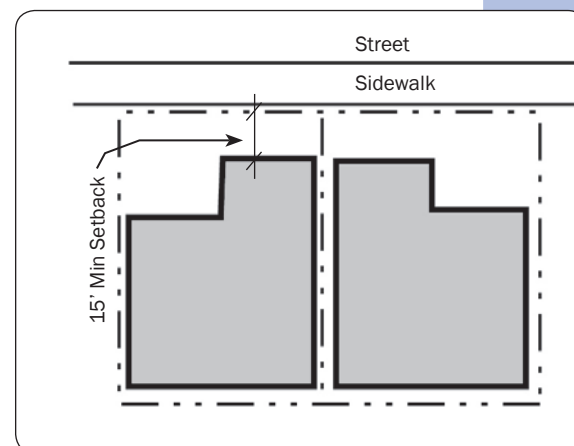
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.52



Plan View

Fig. 6.53

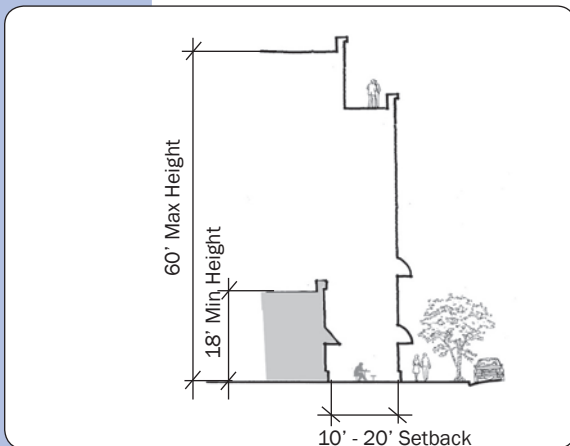
## C-1 Third Avenue South

### (Neighborhood Transition Combining District)

Primary land use: Retail (West of Third Avenue), Office (East of Third Avenue); Residential

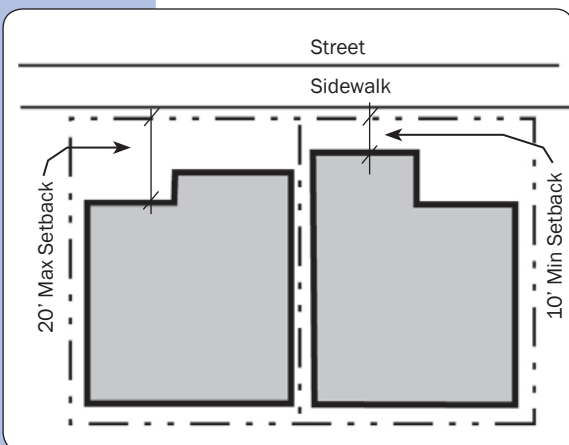
#### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18' Max: 60'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 10' Street Max: 20'  
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones



Section View

Fig. 6.54



Plan View

Fig. 6.55

#### Parking Regulations

- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## C-2 Broadway South

### (Neighborhood Transition Combining District)

Primary land uses: Retail; Office; Mixed-Use Residential; Residential

Chula Vista  
Urban Core

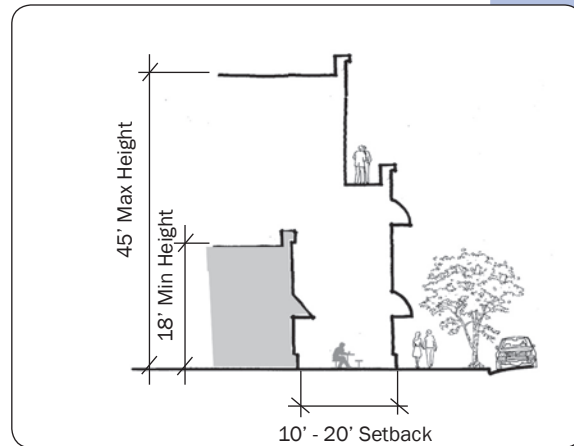
#### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18'                      Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 10'      Street Max: 20'  
  
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones

#### Parking Regulations

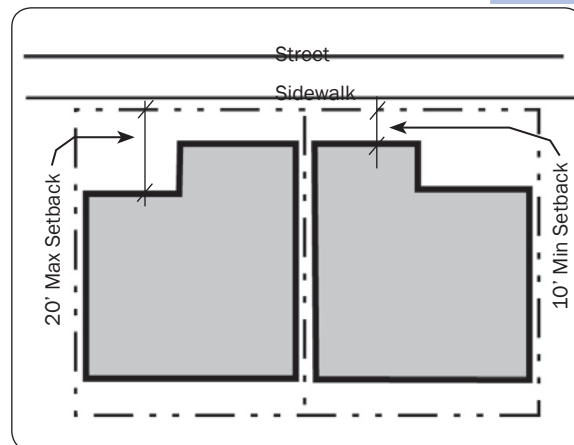
- 1. Parking Locations:**  
Any location on-site
- 2. Residential Parking:**  
See CVMC 19.62.050
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.



Section View

Fig. 6.56



Plan View

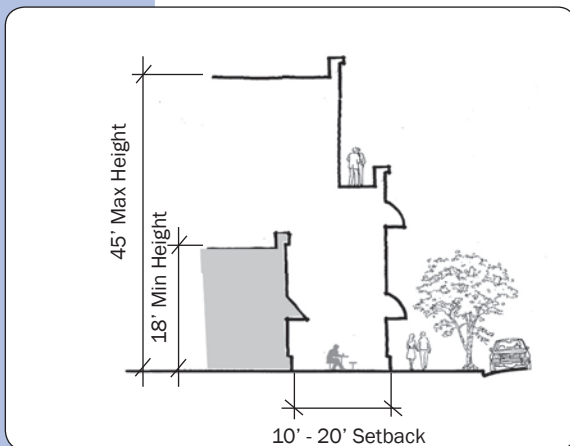
Fig. 6.57

## C-3 Broadway North

Primary land uses: Retail; Office; Residential

### Urban Regulations

- 1. Floor Area Ratio:**  
Max: 1.0
- 2. Building Height:**  
Min: 18'                      Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 50% Min
- 5. Setbacks:**  
Street Min: 10'      Street Max: 20'

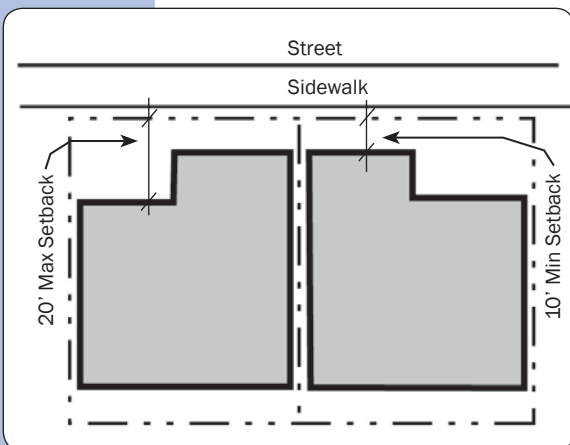


Section View

Fig. 6.58

### Parking Regulations

- 1. Parking Locations:**  
Any location on-site
- 2. Residential Parking:**  
See CVMC 19.62.050
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%



Plan View

Fig. 6.59

Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.