

## VI. Land Use and Development Regulations

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*Chula Vista  
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## **VI. Land Use and Development Regulations**

### **A. Administration**

#### **1. Purpose**

The purpose of this chapter is to establish the appropriate distribution, mix, intensity, physical form, and functional relationships of land uses within the Urban Core. These regulations are intended to encourage and facilitate infill development, mixed uses, pedestrian scale, urban amenities, transit use, creative design, and the general revitalization of the Urban Core.

In contrast to the City's existing Zoning Code, the Urban Core Specific Plan's Land Use and Development Regulations and associated design guidelines utilize a "form-based" approach. This approach places primary emphasis on the physical form of the built environment and focuses on where and how the buildings are placed rather than the use occupying the building. This is especially important given the extent of mixed use development envisioned in Specific Plan which requires flexibility in uses in order to be responsive to market demands while still ensuring a clear vision of what the built environment should look like.

To that end the Specific Plan proposes a multi-dimensional approach to creating the building form through the use of floor area ratio, street wall frontage, and height regulations. In addition, the Specific Plan provides graphic depictions of building placement relative to the street and public spaces, and extensive design guidance for building and site planning is contained in Chapter VII - Development Design Guidelines.

#### **2. Applicability**

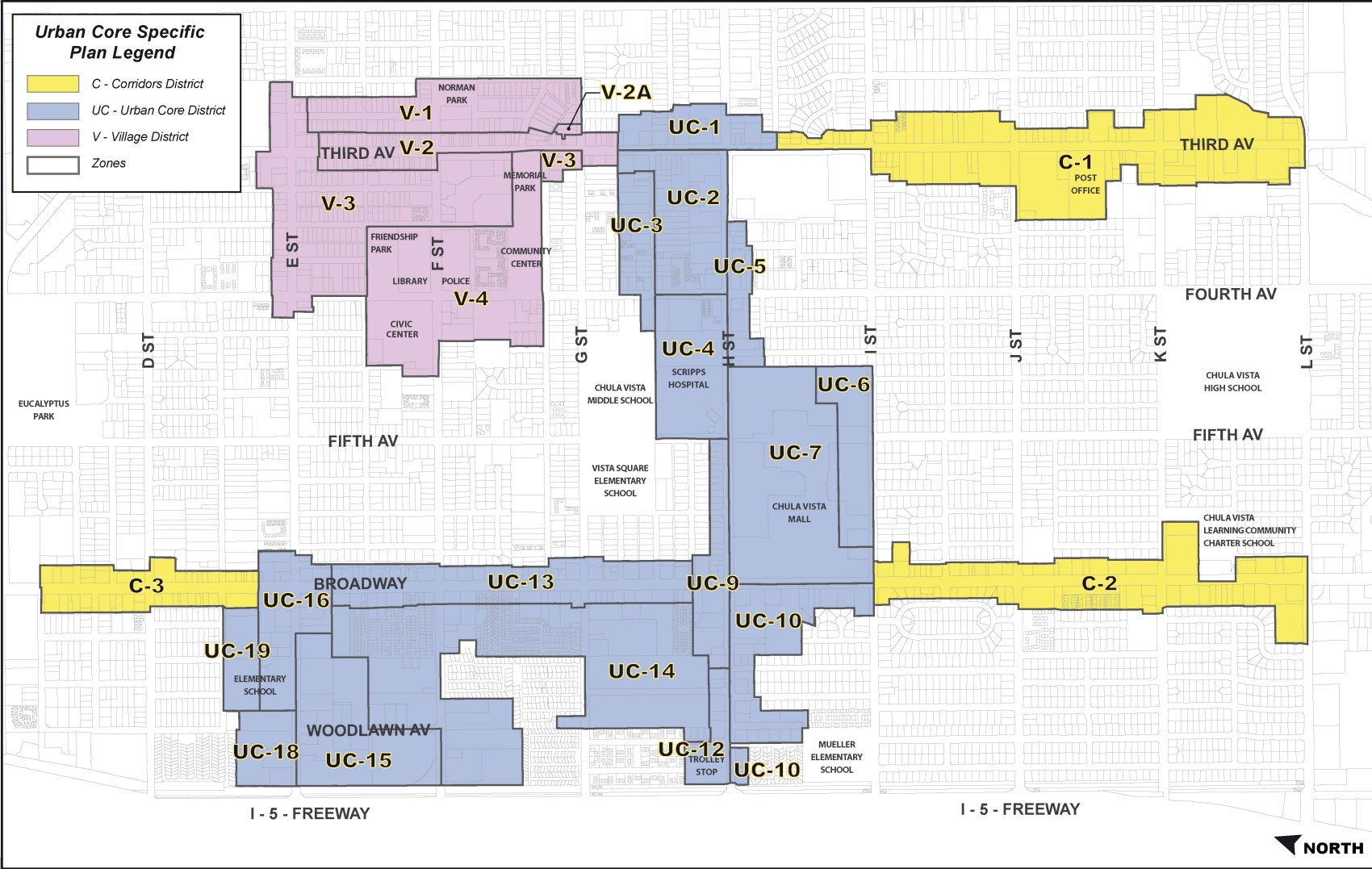
Proposed land uses and development regulations within the Urban Core shall comply with the applicable provisions of this chapter. This chapter replaces provisions of the Chula Vista Municipal Code Sections 19.24 through 19.40 and 19.44. Where in conflict with other sections of the Municipal Code, this chapter shall apply, and where this chapter is silent, the Municipal Code shall apply. The definitions found in the Chula Vista Municipal Code, section 19.04 apply to the Specific Plan, except where specific definitions are provided within the Specific Plan (Section C of this chapter and Appendix A - Glossary).

#### **3. Administration**

The administration of this chapter shall be in accordance with Chapter XI - Plan Administration.

#### **4. Subdistricts**

The Urban Core Specific Plan area has been grouped into the following three districts based on similar building and use types: the Village, the Urban Core, and the Corridors. These three districts have been further subdivided into 25 subdistricts, each with its own character for buildings and public spaces and specified uses. Zoning regulations for each subdistrict are presented on individual zoning sheets specific to that subdistrict. The Urban Core Specific Plan Subdistricts Key Map, shown in Figure 6.1, identifies the subdistrict boundaries. Please note that in the event that a project encompasses more than one subdistrict, a determination of the primary subdistrict may be necessary at the time of individual project submittal.



Specific Plan Subdistricts Key Map

Fig. 6.1

## **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

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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**

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<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**

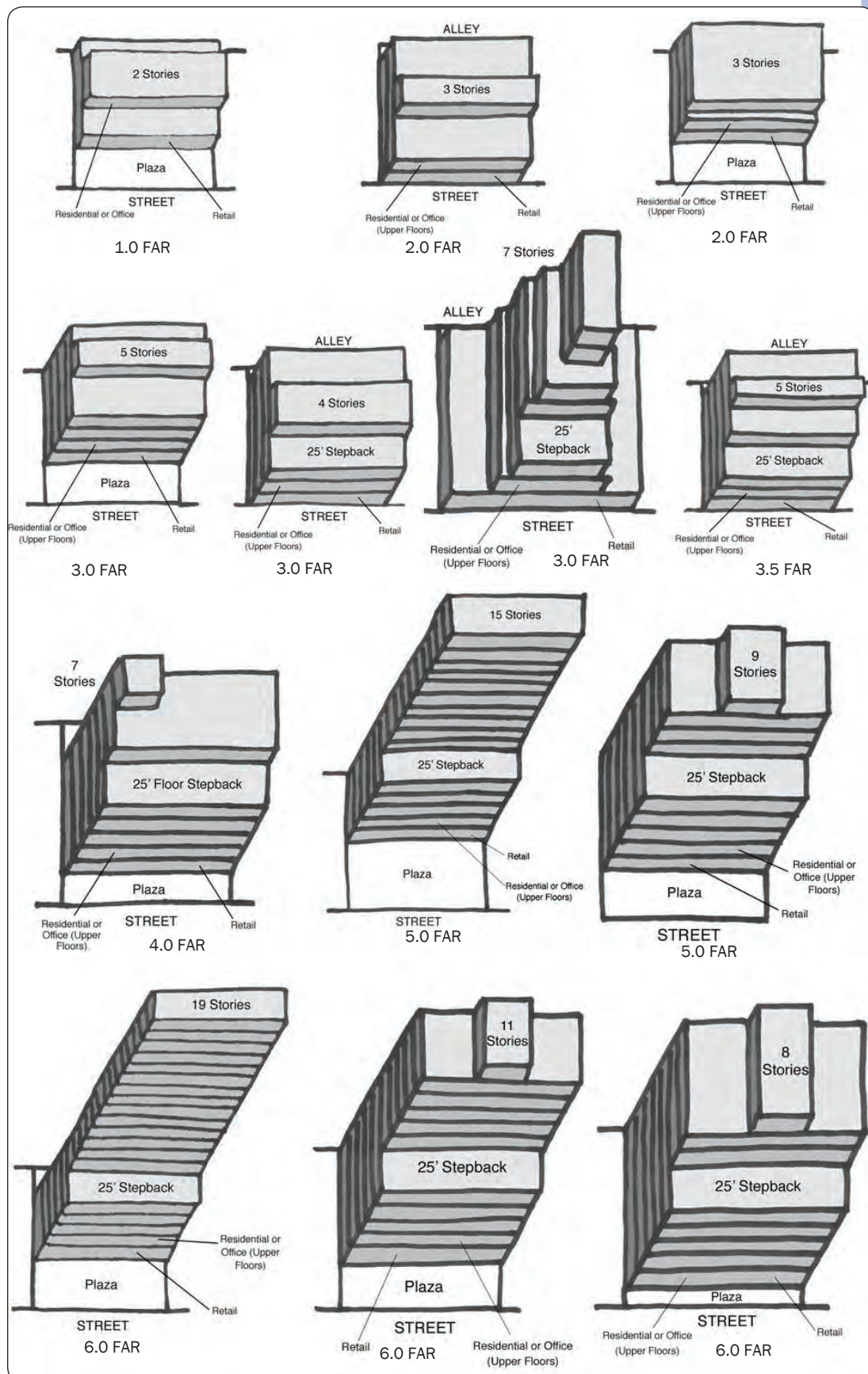
The purpose of the subdistrict zoning sheets is to provide quick reference land use and development requirements for each subdistrict. A general description of the primary land uses for each subdistrict is provided but is not intended to be the only uses that may be permitted. Proposed development in 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.

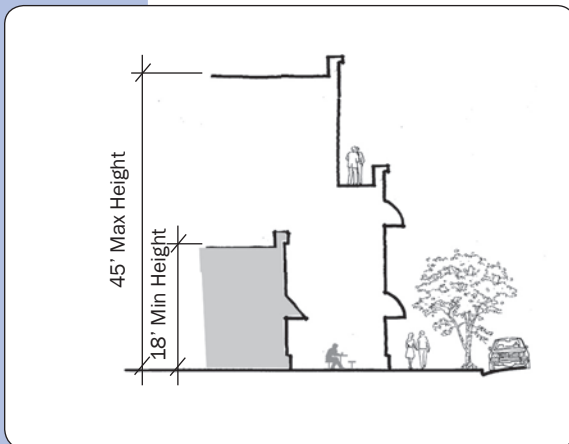


## V-1 East Village

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

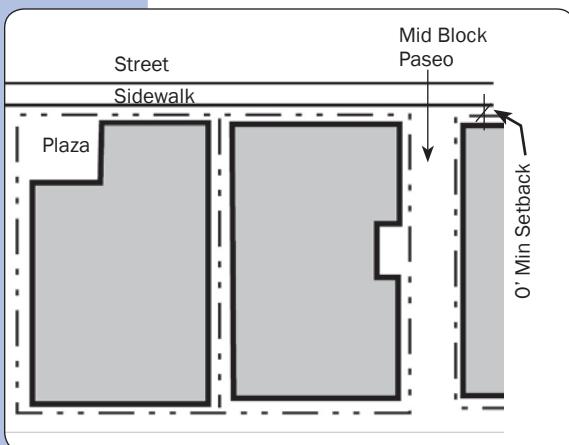


Section View

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

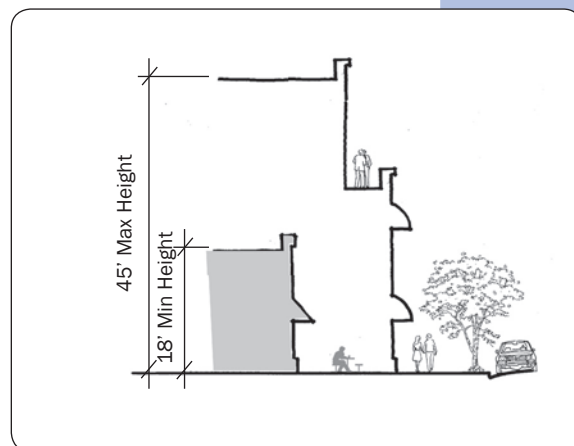
- 1. Floor Area Ratio:**  
Max: 2.0
- 2. Building Height:**  
Min: 18'                      Max: 45'
- 3. Building Stepback:**  
Not mandatory
- 4. Street Wall Frontage:** 80% Min
- 5. Setbacks:**  
Street Min: 0'              Street Max: N/A
- 6. Open Space Requirement:** 200 sf/du

### 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

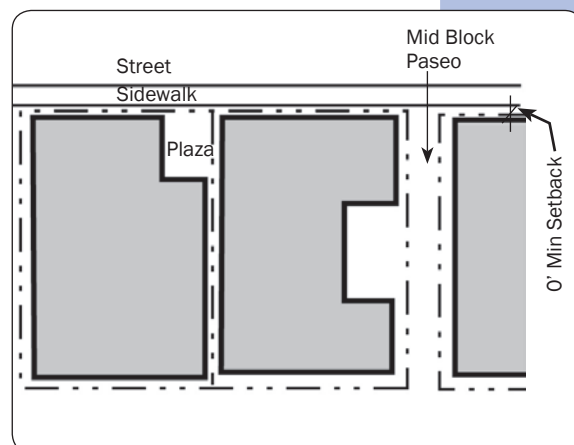
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

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'

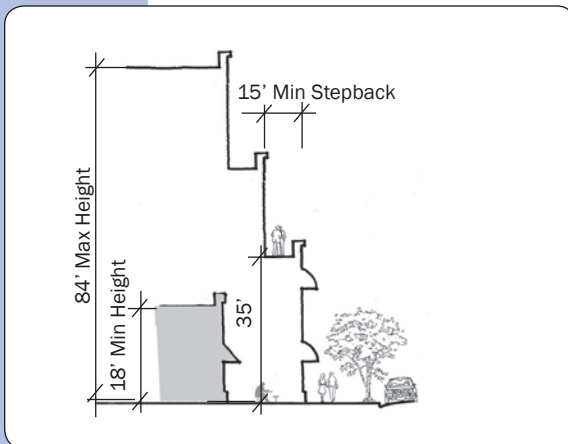
**4. Street Wall Frontage:** 50% Min

**5. Setbacks:**

Street Min: 0'              Street Max: N/A

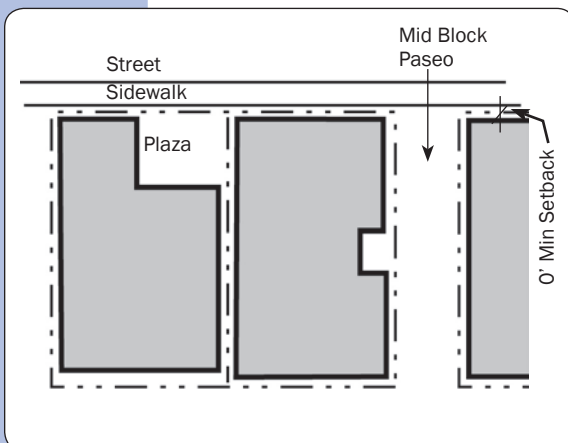
Neighborhood Transition: See Section D. for additional setbacks for parcels adjacent to R-1 and R-2 zones

**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

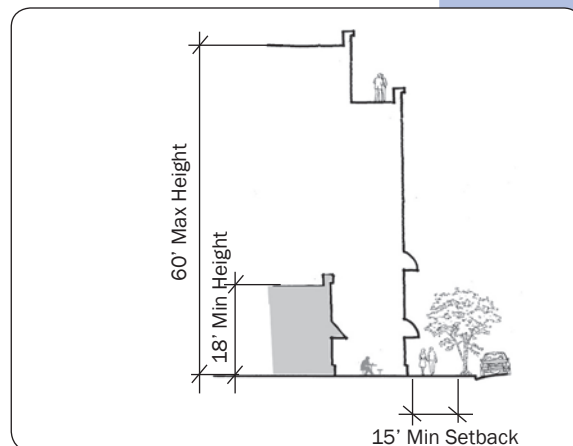
### (Neighborhood Transition Combining District)

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

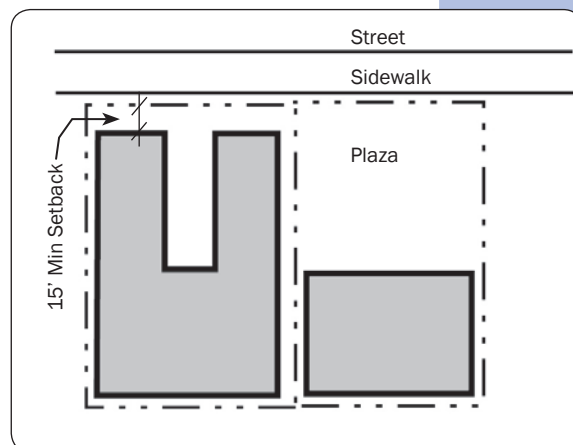


Section View

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

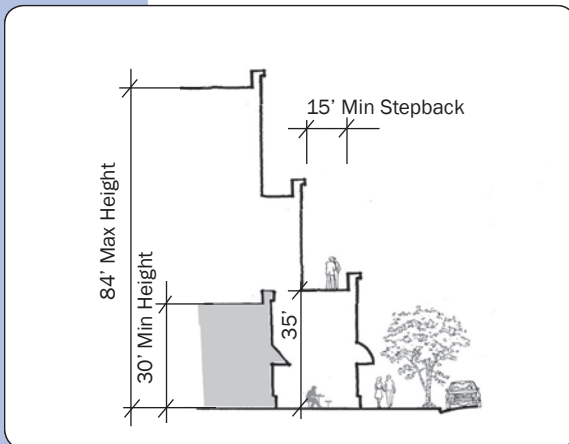
Summary sheet does not reflect all regulations that may apply to each property. Please consult the remainder of the chapter for all criteria.

## 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

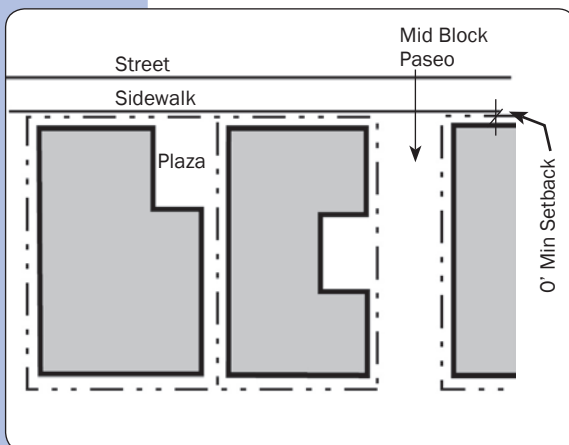
### Urban Regulations

- 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.

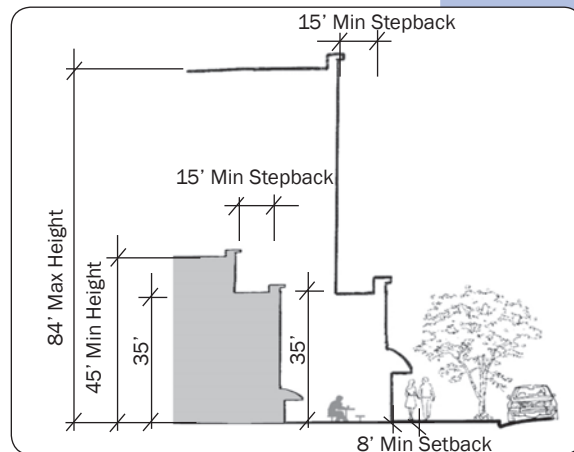
## UC-2 Gateway (Transit Focus Area)

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



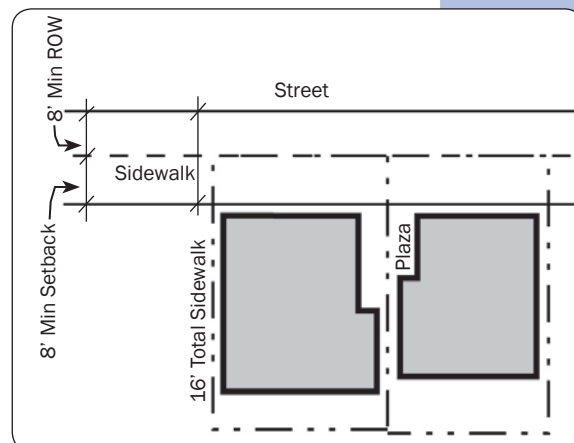
**Section View**

**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**

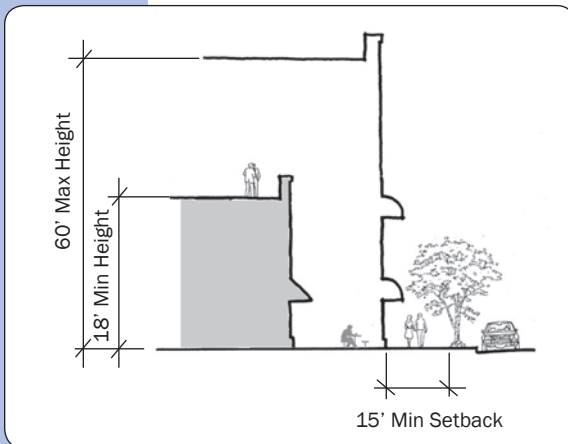
**Fig. 6.19**

## UC-3 Roosevelt

Primary land uses: Residential

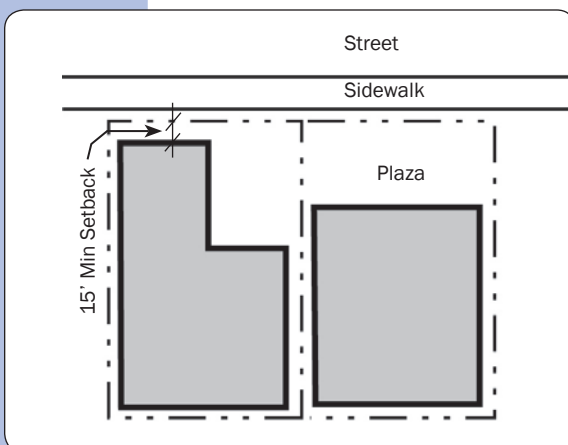
### Urban Regulations

- 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

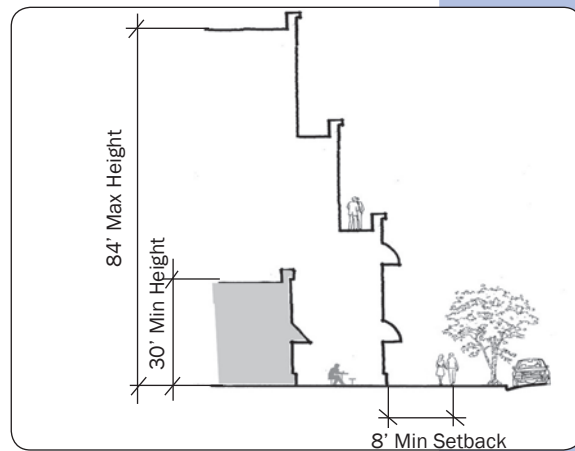
### Urban Regulations

- 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)

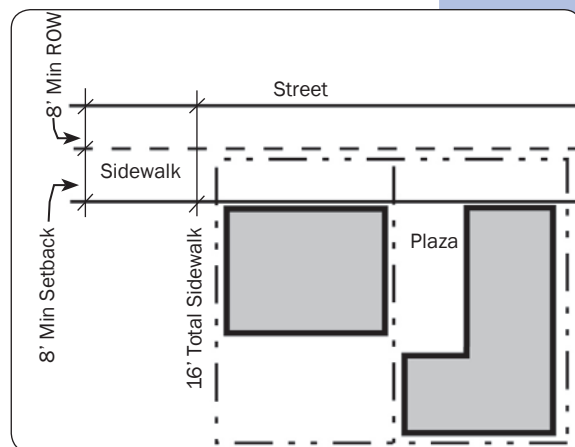
### Parking Regulations

- 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**

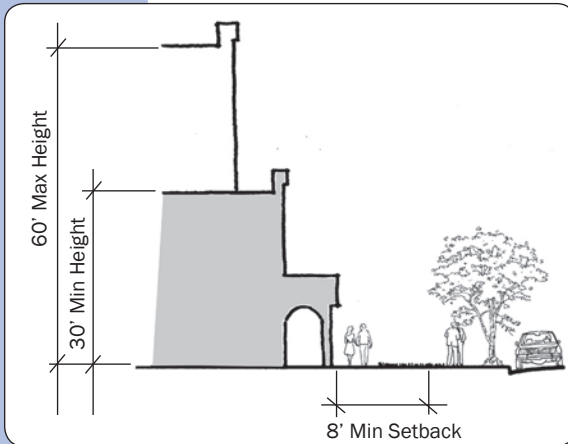
## UC-5 Soho

### (Neighborhood Transition Combining District)

Primary land uses: Retail; Office

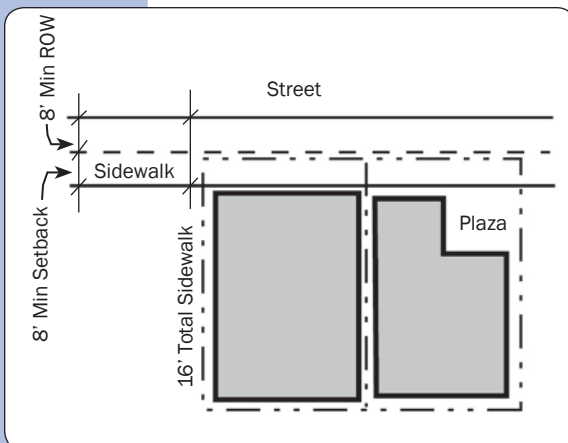
#### Urban Regulations

- 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

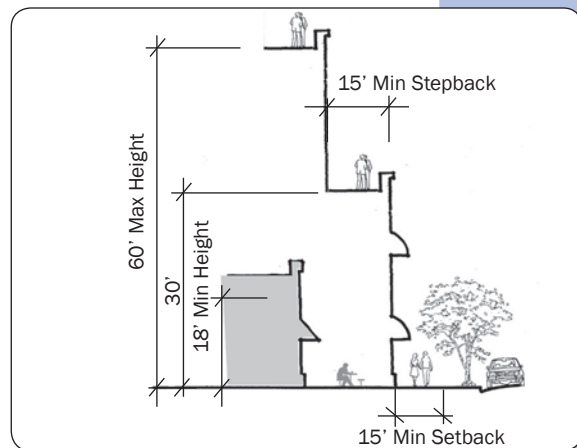
### Urban Regulations

- 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

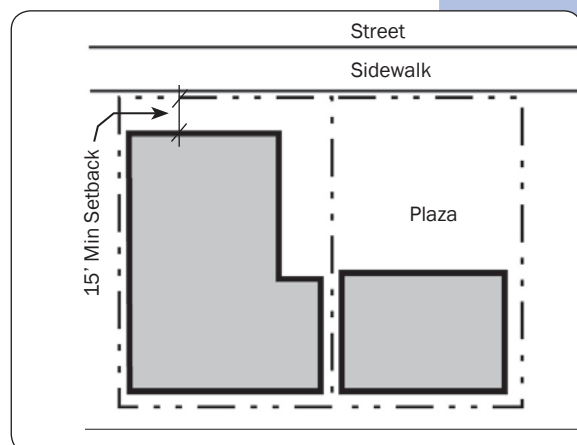
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
See CVMC 19.62.050

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

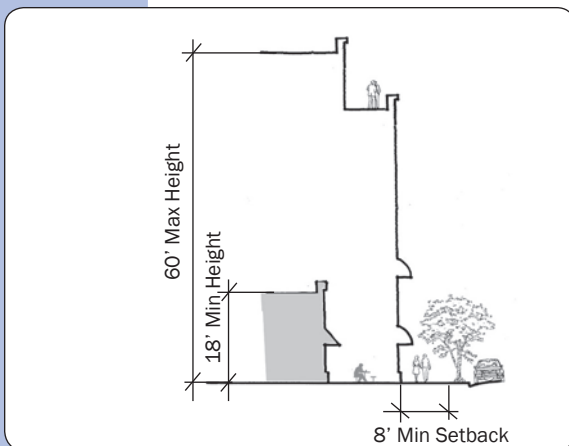
Fig. 6.27

## 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)

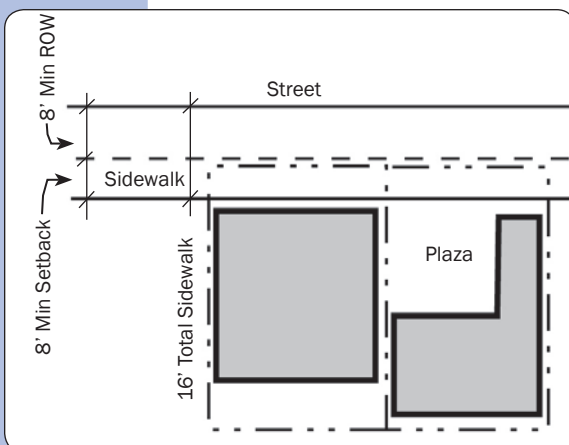


Section View

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:

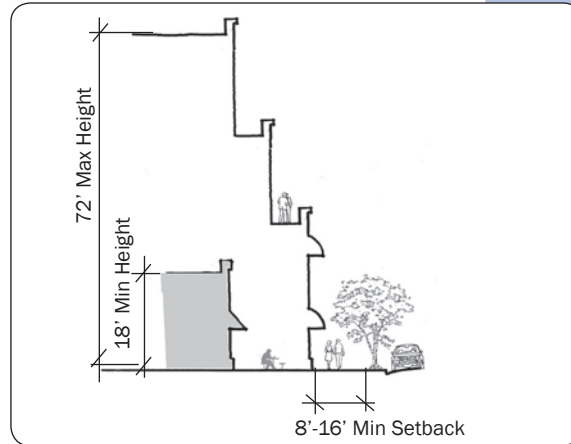
H Street East of Broadway  
Street Min: 8' Street Max: N/A  
H Street West of Broadway  
Street Min: 16' Street Max: N/A  
Broadway  
Street Min: 0' Street Max: N/A

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

### Parking Regulations

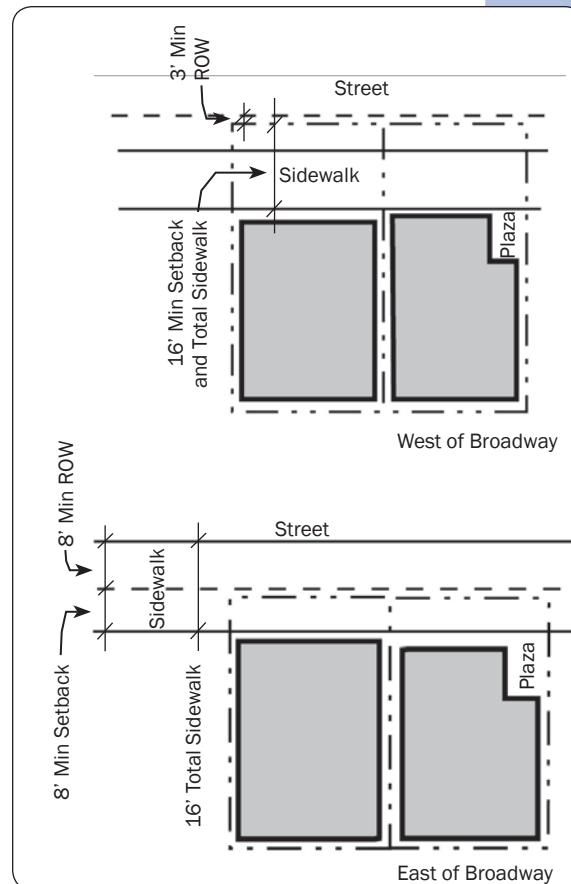
1. **Parking Locations:**  
Any location on-site, except in front of buildings
2. **Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

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**



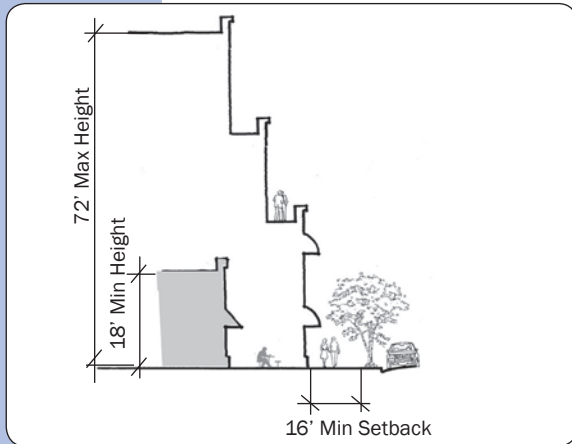
**Plan View**

**Fig. 6.33**

## UC-10 Chula Vista Center West

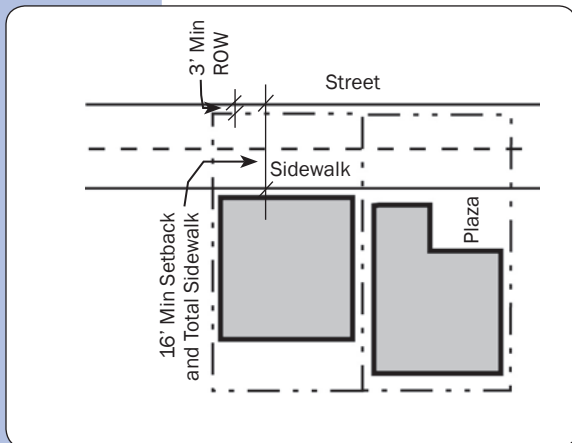
### (Neighborhood Transition Combining District)

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*

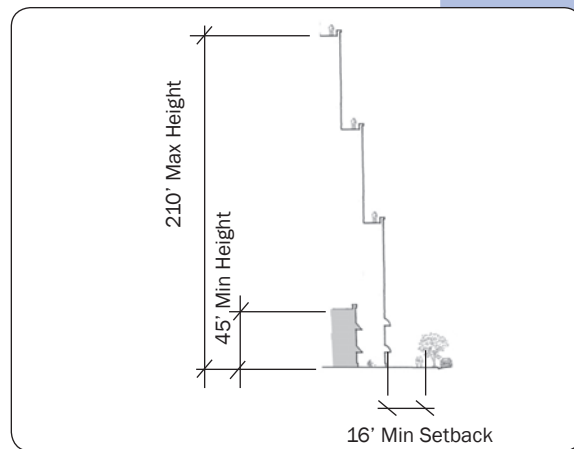
### Urban Regulations

- 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

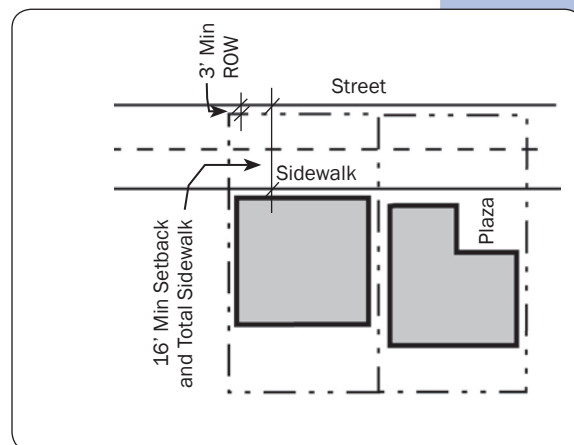
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Residential Parking:**  
Min: 1 space/du  
Guest: 0 spaces  
On-site Min: 100%
- 3. Non-Residential Parking:**  
Min: 1 space/1,000 sf  
On-site Min: None

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**



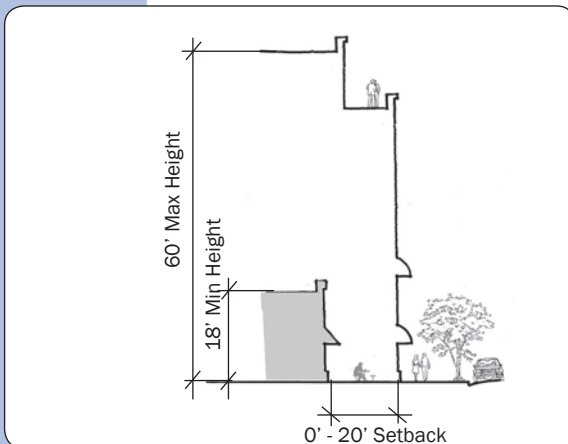
## UC-13 Mid Broadway

### (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

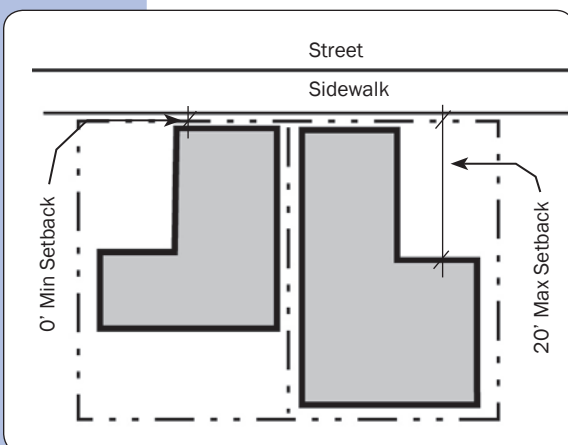
#### Urban Regulations

- 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

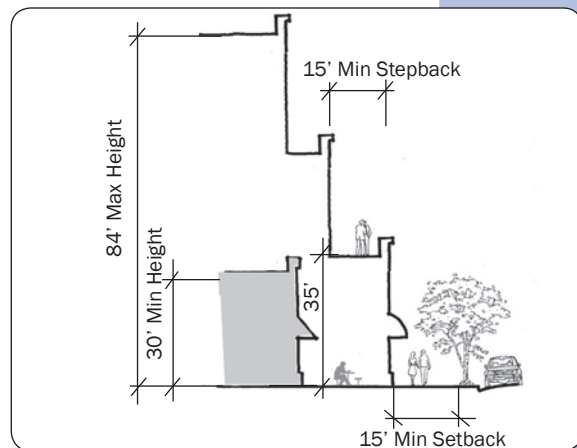
Chula Vista  
Urban Core

### 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

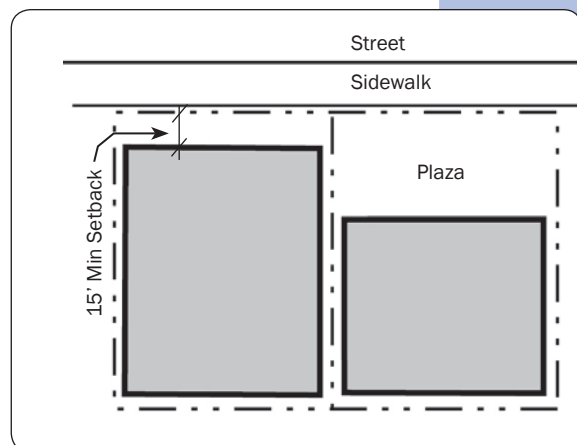
### Parking Regulations

- 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.

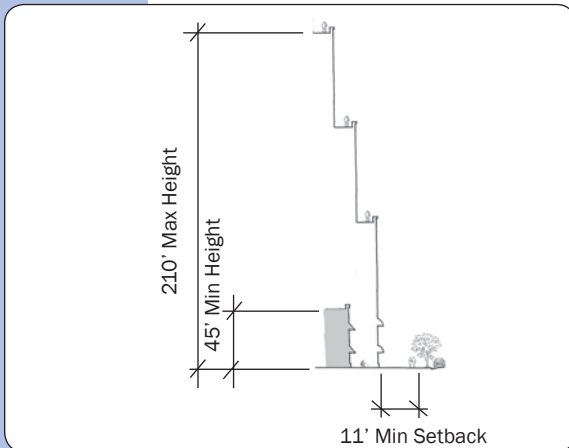
## UC-15 E Street Trolley

### (Transit Focus Area)

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

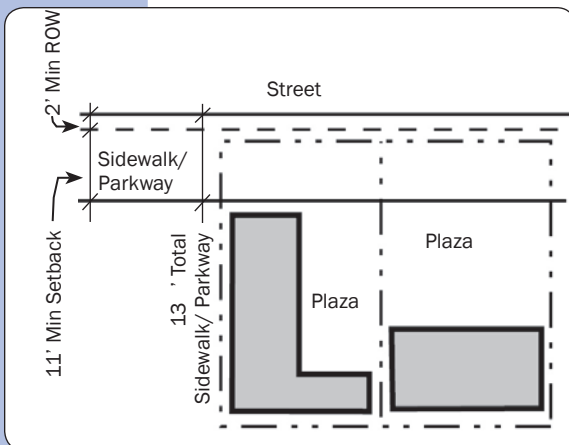
#### Urban Regulations

- 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

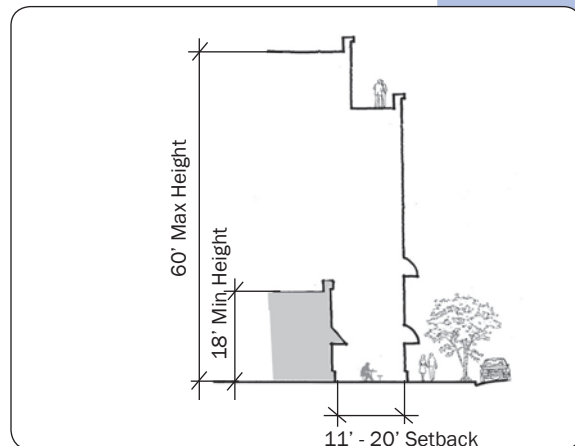
### Urban Regulations

- 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

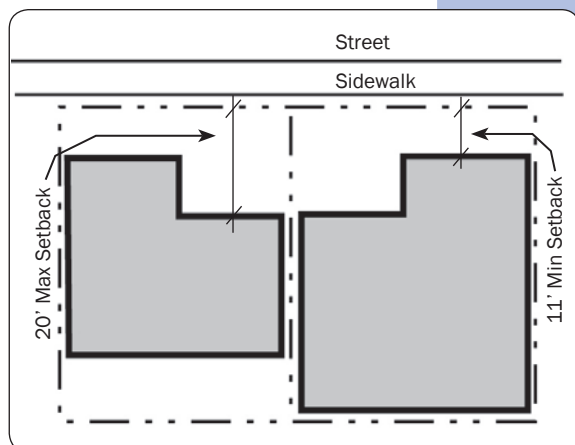
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

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

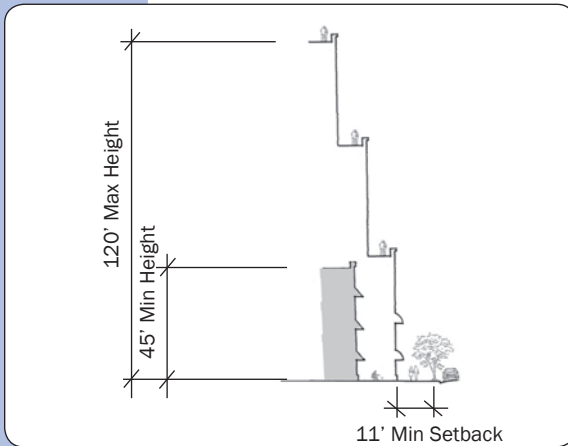
Fig. 6.47

## UC-18 E Street Gateway

Primary land use: Retail; Hospitality

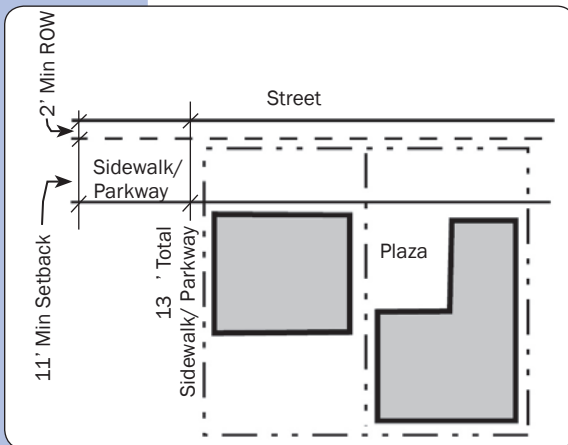
### Urban Regulations

- 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

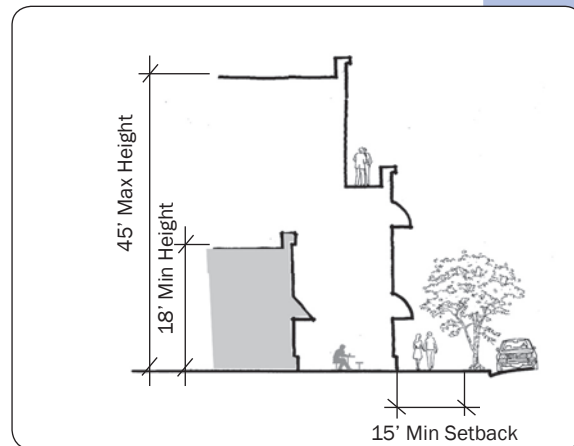
### Urban Regulations

- 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

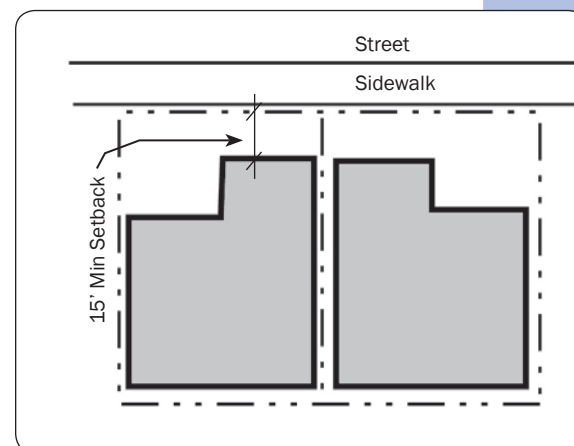
- 1. Parking Locations:**  
Any location on-site, except in front of buildings
- 2. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 100%

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

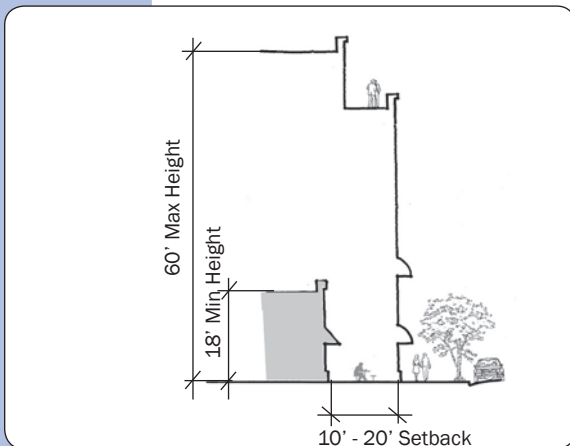
## C-1 Third Avenue South

### (Neighborhood Transition Combining District)

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

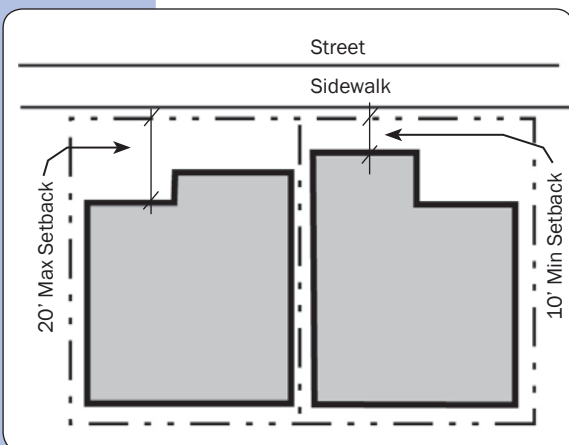
#### Urban Regulations

- 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

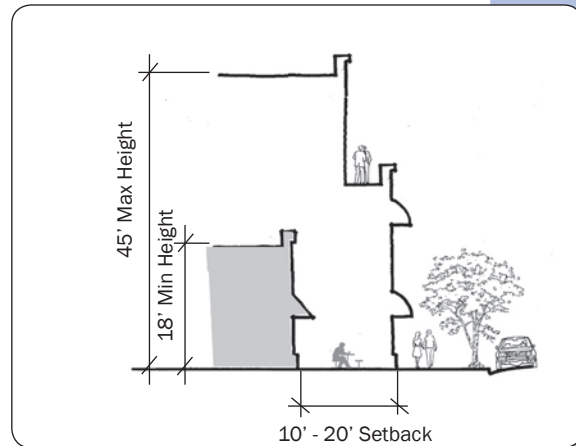
#### Urban Regulations

- 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

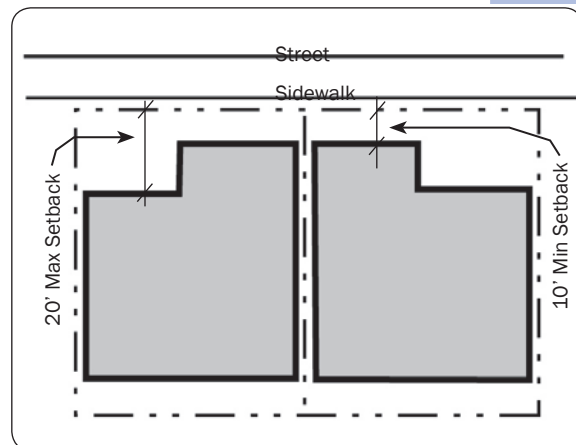
- 1. Parking Locations:**  
Any location on-site
- 2. Residential Parking:**  
See CVMC 19.62.050
- 3. Non-Residential Parking:**  
Min: 2 spaces/1,000 sf  
On-site Min: 50%

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

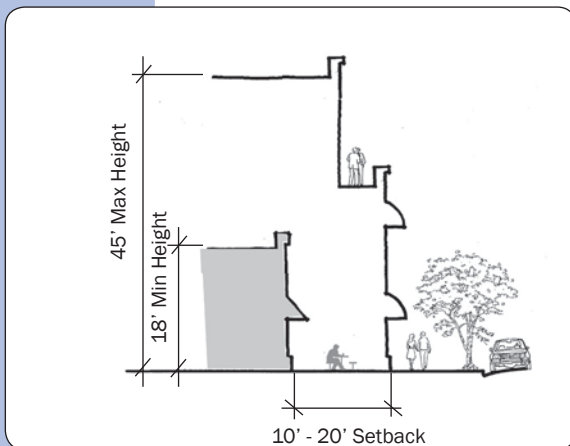


## C-3 Broadway North

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'

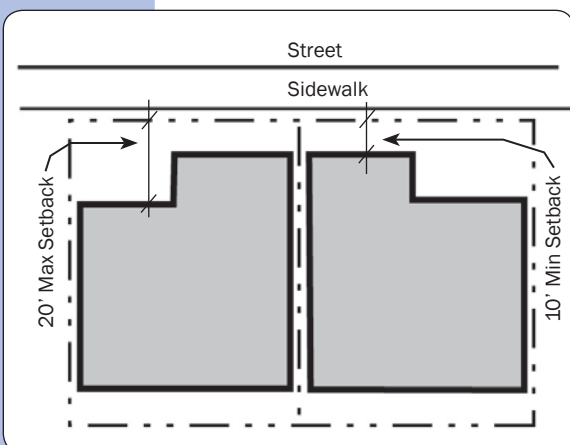


Section View

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.

## D. Special Provisions for Neighborhood Transition Combining Districts and Transit Focus Areas

### 1. Purpose

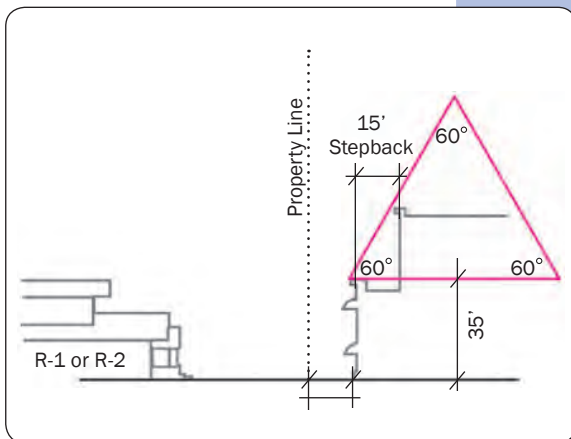
The purpose of the Neighborhood Transition Combining District (NTCD) is to permit special regulation to insure that the character of zones within the Specific Plan area will be compatible with and will complement surrounding residential areas. Neighborhood Transition Combining Districts apply to the subdistricts adjacent to R-1 and R-2 zones: V-3, V-4, UC-5, UC-6, UC-13, C- 1, and C-2. Transit Focus Areas provide special regulations to encourage the development and use of public transportation: UC-1, UC-2, UC-10, UC-12, and UC-15.

### 2. Requirements

- a. Figure 6.60 details required side and rear setbacks from the property line that abuts an R-1 or R-2 zone. Where such yard is contiguous and parallel with an alley, one-half the width of such alley shall be assumed to be a portion of such yard. Within transit focus areas, provide a minimum 15 feet of rear yard setback for structures up to and over 84 feet in height.
  
- b. For every 35 feet in height, the structure shall step back at least 15 feet on the side(s) of the structure that abut an R-1 or R-2 district. Within Transit Focus Areas, provide a building stepback of at least 15 feet for every 35 feet in height abutting residential uses. In addition to meeting the stepback requirements, no part of the building shall be closer to the property line than a 60-degree plane extending from each stepback line.
  
- c. A landscaping plan should include one to three small shade tree(s) for every 3,000 square feet within the rear/side yard and should be located on the site to provide shade/heat gain reduction effect (i.e. trees not to be planted on the north facing facade of the building).

Rear/Side Yard Setback Requirement	
Structure Height (ft)	Minimum Setback (ft)
0<45	10
46<55	15
56<65	20
66<75	25
76<85	30
86<95	35
	40

Rear/side yard setback requirements for Neighborhood Transition Combining District **Fig. 6.60**



Additional building stepbacks may be required in NTCDs **Fig. 6.61**

- d. All exterior lighting shall focus internally within the property to decrease the light pollution onto the neighboring properties.
- e. Screening and/or buffers shall be required to obscure features such as dumpsters, rear entrances, utility and maintenance structures and loading facilities.
- f. A six-foot solid or decorative metal fence shall be placed on the property line. If the fence is solid, it shall have design treatment and be articulated every six to eight feet to avoid presenting a blank wall to the street or adjacent property.



*Trees should not be planted on the north facing building facade*

**Fig. 6.62**

- g. Building design shall be cognizant of adjacent low density uses (i.e. avoid balconies overlooking rear yards).
- h. As part of the project design and submittal, developments within Transit Focus Areas shall conduct studies to assess the effects of light, solar access, and shadowing, on adjacent buildings and areas and is subject to Section C-Development Standards in this Chapter.

## **E. Special Provisions**

### **1. Applicability**

There are certain uses that, due to the nature of the use, deserve special consideration and the application of limitations, design standards, and operating requirements.

### **2. Live/Work Units**

#### **a. Purpose**

Live/work units are occupied by business operators who live in the same structure that contains the commercial activity. A live/work unit functions primarily as a workspace with incidental residential accommodations that meet basic habitability requirements.

#### **b. Limitations on Use**

The non-residential component of the live/work unit shall be a use allowed in the applicable subdistrict. A live/work unit shall not be established or used in conjunction with any of the following activities.

- Adult businesses
- Vehicle maintenance or repair
- Any H occupancy as classified by the California Building Standards Code.
- Welding, machinery, or any open flame work; and
- Any other activity determined by the Development Services Director to not be compatible with the residential activities and/or to have the possibility of affecting the health or safety of residents, because of the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes.

#### **c. Density**

One live/work unit shall be allowed for each 1,000 square feet of lot area.

#### **d. Design Standards**

- 1) Floor area requirements. The net total floor area of a live/work unit shall be 1,000 square feet minimum and 3,000 square feet maximum. No more than 60% shall be reserved for living space.

- 2) Separation and access. Each live/work unit shall be separated from other live/work units or other uses in the structure. Access to each live/work unit shall be provided from shop fronts, directly from the street, common access areas, corridors, or halls; and the access to each unit shall be clearly separate from other live/work units or other uses within the structure.
- 3) Facilities to accommodate “work” activities. A live/work unit shall be designed to accommodate commercial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements necessary for the commercial component of the live/work units.
- 4) Building and fire code compliance. Any building, which contains a live/work unit, shall comply with the latest edition of the California Building Code (CBC) as adopted by the City of Chula Vista, and applicable building and life safety policies for such units.

**e. Operating Requirements**

- 1) Notice to occupants. The owner or developer of any building containing live/work units shall provide written notice to all live/work residents and users that the surrounding area may be subject to levels of noise, dust, fumes and other effects associated with commercial uses at higher than would be expected in residential areas. State and Federal health regulations notwithstanding, uses shall be subject to the performance standards as provided in CVMC Section 19.66.
- 2) Non-resident employees. Up to two persons who do not reside in the live/work unit may work in the unit unless this employment is prohibited or limited by the subdistrict. The employment of three or more persons who do not reside in the live/work unit may be permitted subject to Conditional Use Permit approval based on the additional findings that the employment would not adversely affect traffic and parking conditions in the vicinity.
- 3) Client and customer visits. Client and customer visits to live/work units are permitted subject to any applicable conditions placed upon them by the City.

**f. Required Findings**

See CVMC Section 19.14.080.

### 3. Mixed-Use Projects

A mixed-use project shall comply with the following design objectives:

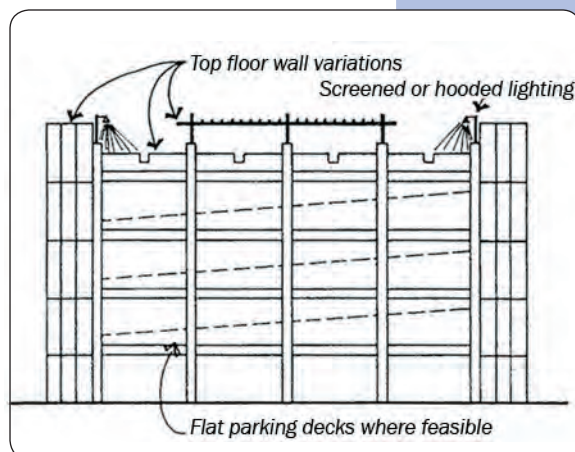
- a. Storefronts along street frontages must maintain a pedestrian orientation at the street level.
- b. Provide for internal compatibility between the different uses within the project.
- c. Minimize the effects of any exterior noise, odors, glare, vehicular and pedestrian traffic, and other potentially significant impacts.

### 4. Parking Structures

#### a. Parking Structure Design

The following parking structure design standards shall apply to all parking structures located in the Specific Plan area.

- 1) Parking decks should be flat where feasible. At a minimum, a majority of both the ground floor and top parking decks should be required to be flat, as opposed to continuously ramping.
- 2) External elevator towers and stair wells shall be open to public view, or enclosed with transparent glazing.
- 3) Lighting shall meet the requirements of The Chula Vista Municipal Code.
- 4) Parking structure top floor wall designs must conform to one or more of the following options:
  - a) Top Floor Wall with Architectural Focal Point. A top floor wall focal point refers to a prominent wall edge feature such as a glazed elevator and/or stair tower, or top floor line trellis structure.
  - b) Top Floor Wall Line Variation.
    - i. Projecting Cornice. Top floor wall line articulated through a variation or step in cornice height or detail. Cornices must be located at or near the top of the wall or parapet.
    - ii. Articulated Parapet. Top floor wall line parapets shall incorporate angled, curved or stepped detail elements.



Parking decks should be flat where feasible

Fig. 6.63

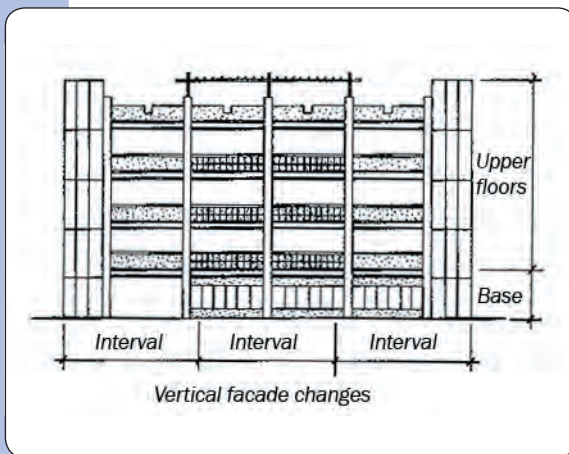
- 5) Parking structures with building facades facing or visible from the public right-of-way (ROW) shall use one or a combination of the following design features:
  - a) The facade shall have the appearance of an office building or hotel use.
  - b) Design features that would mask the building as a parking structure.

Proposed design features shall be approved by the designated design review authority.

**b. Parking Structure Character and Massing**

Parking structure facades over 150 feet in length shall incorporate vertical and/or horizontal variations in setback, material or fenestration design along the length of the applicable facade, in at least one or more of the following ways:

- 1) Vertical Facade Changes. Incorporation of intervals of architectural variation at least every 80 feet over the length of the applicable facade, such as:
  - a) Varying the arrangement, proportioning and/or design of garage floor openings,
  - b) Incorporating changes in architectural materials, and/or
  - c) Projecting forward or recessing back portions or elements of the parking structure facade.
- 2) Horizontal Facade Changes. Designed differentiation of the ground floor from upper floors, such as:



- a) Stepping back the upper floors from the ground floor parking structure facade,
- b) Changing materials between the parking structure base and upper floors, and/or
- c) Including a continuous cornice line or pedestrian weather protection element between the ground floor and upper floors.

*Incorporate intervals of architectural variation in parking structures*

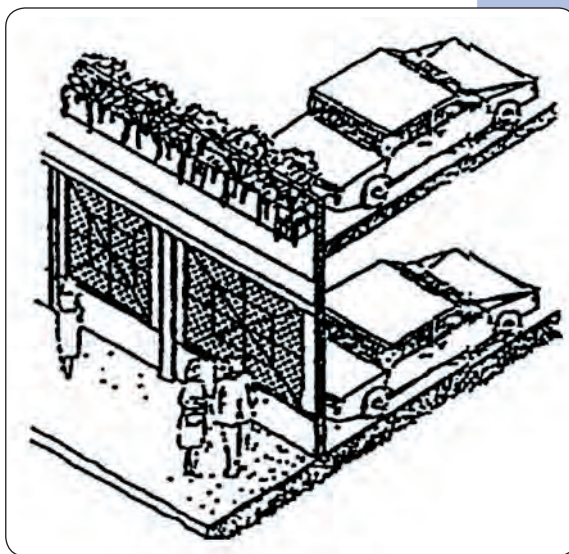
**Fig. 6.64**



**c. Minimizing Views Into the Parking Structure Interior**

Façades of parking structures shall be designed without continuous horizontal parking floor openings.

- 1) For portions of parking structures without a pedestrian level retail/commercial use, the following building facade landscaping is required:
  - a) Five-foot wide façade landscape strip consisting of:
    - i. a mix of evergreen shrub groupings spaced no more than four feet apart that do not exceed a height of six feet at maturity,
    - ii. groundcover, and
    - iii. seasonal displays of flowering annual bedding plants.
  
- 2) Any portion of a parking structure ground floor with exposed parking areas adjacent to a public street shall minimize views into the parking structure interior through one or more of the following methods which are in addition to the above facade landscaping strip:
  - a) Decorative trellis work and/or screening as architectural elements on the parking structure facade, without compromising the open parking structure requirements of the Uniform Building Code.
  - b) Glass window display cases incorporated into pedestrian walls built between two structural pillars. Glass window display cases shall be at least 2 feet deep, begin 12 to 30 inches above the finished grade of the sidewalk, and cover at least 60% of the area between two pillars. The trellis work or window display cases may be waived if the proponent can actually provide first floor retail or commercial uses on the bottom floor adjacent to the sidewalk.
  
- 3) Upon conversion of portions of a parking structure to a pedestrian retail/commercial use, the Development Services Director may approve the removal of initially installed pedestrian screening material in order to allow maximum visibility and access to the converted portions of the parking structure.



Views into the upper floors of parking structures should be screened

Fig. 6.65



- 4) In addition to the above, views into the upper floors of parking structures shall be minimized through one or more of the following methods:
  - a) the use of planters integrated into the upper floors of parking structure facade design,
  - b) decorative trellis work and/or screening as architectural elements on the parking structure upper floor facades, and/or
  - c) upper parking floors designed as a pattern of window-like openings on the parking structure facade.

**d. Parking Floors Located Under or Within Buildings**

- 1) Parking located under or within buildings shall subordinate the garage entrance to the pedestrian entrance in terms of prominence on the street, location and design emphasis. No parking structure entry shall be allowed on Third Avenue.
- 2) Parking at grade under a building shall be completely or wholly screened through any combination of walls, decorative grilles, or trellis work with landscaping.

## **F. Urban Amenity Requirements and Incentives**

### **1. Introduction**

This section outlines requirements and incentives for urban amenities that will enhance the quality of life within the Urban Core by encouraging pedestrian-friendly design, amenities, beautification, sufficient parking, mixed-use districts, preferred site location, affordable housing, and access to public transit, parks, community facilities, and social services.

### **2. Incentive Zoning**

The Urban Core Specific Plan regulates the development of property through use and bulk restrictions. The tool selected for regulating density and intensity in the Urban Core is a limitation on the allowable Floor Area Ratio. FAR is the ratio between the size of the lot and the maximum amount of floor space that a building constructed on that lot may contain.

Through incentive zoning, Chula Vista seeks to realize certain amenities or design provisions related to a particular development project in exchange for granting an increase in the FAR or FAR waiver for the property being developed. Locations where the City may grant such incentives are clearly identified in this chapter.

Bonus awards may be as “of right” or discretionary. Discretionary authority to grant all FAR bonuses or fee waivers is delegated to the Planning Commission or City Council as necessary.

The amount of bonus awards Chula Vista will make available should take into account the projected build-out that would occur if all of the bonus provisions allowable under the program were actually awarded. This total should not exceed the capacity of the land or the capacity of the City to provide infrastructure and services to support the build-out.

To determine just how much additional FAR or FAR waiver should be granted, the Planning Commission should take into account the value added to the property by the amenity or design, and a reasonable share of additional FAR or FAR waiver that will proportionally compensate the developer for the additional amenities or design provisions.

### **3. Urban Amenities Table**

The Urban Amenities Table presents a wide variety of urban amenities either required or desired in the Urban Core. The table describes whether these amenities are required in the Specific Plan (or other regulations) or whether provision of these elements will be encouraged through incentives. When an urban amenity is required, the specific responsibilities of the property owner are identified in the Requirements column. In some cases, the applicant should refer to other sections contained within the Specific Plan for particular guidelines or regulations. When provision of an urban amenity results in additional benefits to the property owner, the incentive for providing the amenity is listed in the Incentives column. Incentives requests will be evaluated case-by-case based on the degree of public benefit provided by the proposed project.

Several of the urban amenities may be both a requirement and an incentive; in these cases, a certain portion of the amenity is required to be provided and the property owner may also recognize additional benefits by providing an additional portion of the amenity. The Urban Amenities Table also details the subdistricts within the Specific Plan area in which provision of a particular element is required or eligible for incentives. If no subdistricts are specified, the amenity is applicable to all subdistricts.

<b>Chula Vista Urban Core Specific Plan Urban Amenities Table</b>		
<b>Element</b>	<b>Requirement</b>	<b>Incentive</b>
Streetscape Improvements	Development impact fee and/or development requirements (Contained in Chapter VI)	None
Paseos	Public right of way, development requirements (Contained in Chapter VI), and/or development impact fee	None
Pedestrian Circulation (Onsite and Offsite)	Design guidelines (Contained in Chapter VII) and development requirements (Contained in Chapter VI)	None
Streetfront Facades/Street Wall	Design guidelines (Contained in Chapters VI & VII) and development regulations (Contained in Chapters VI & VII)	None
Upper Level Setbacks	Design guidelines (Contained in Chapters VI & VII)	None
Landscaping	Design guidelines (Contained in Chapter VII)	None
Transit Station Improvements	Design guidelines (Contained in Chapter VII) and/or development impact fee Applicability: V-1, V-2, V-4, V-5, UC-1, UC-2, UC-4, UC-5, UC-7, UC-9, UC-10, UC-12, UC-13, UC-14, UC-15, UC-16, UC-18, UC-19, C-1, C-2, and C-3	None
Cultural Arts (Public)	Development impact fee Applicability: V-1, V-2, V-3, V-4, UC-1, UC-2, UC-4, UC-5, UC-7, UC-9, UC-10, UC-12, UC-13, UC-15, UC-16, UC-18, UC-19, C-1, C-2, and C-3	None
Site Access	Design guidelines (Contained in Chapter VII) and development requirements (Contained in Chapter VI)	None
Vertical Mixed-Use (Residential over Commercial Projects)	Design guidelines (Contained in Chapter VII) and development requirements (Contained in Chapter VI) Applicability: V-1, V-2, V-3, V-4, U-C1, U-C2, UC-5, UC-10, UC-12, UC-13, UC 14, UC-15, C-1, C-2, and C-3	None
Vertical Mixed-Use (Residential over Commercial Projects) within 500 feet of a Transit Station	Design guidelines (Contained in Chapter VII) and development requirements (Contained in Chapter VI)	None

*Urban Amenities Table (Page 1 of 2)*

**Fig. 6.66**

**Chula Vista Urban Core Specific Plan  
Urban Amenities Table**

<b>Element</b>	<b>Requirement</b>	<b>Incentive</b>
Parking	Design guidelines (Contained in Chapter VII) and development requirements (Contained in Chapter VI) and/or development impact fee for parking district, including structured and underground facilities Applicability: V-1, V-2, V-3, V-4, UC-1, U-C2, UC-4, UC-5, UC-7, UC-9, UC-10, UC-12, UC-13, UC-15, UC-16, UC-18, C-1, C-2, and C-3	10% increase in the allowable FAR and the allowable number of residential units when all parking is provided within the building, entirely below grade, or in a parking garage of at least two levels and wrapped with uses or architecturally concealed Applicability: All subdistricts
Public Parks and Plazas, including Sports/Recreation Facilities, Play Lots, Water Features, Trails, Par Courses, Equipment, Gardens, Art Works	Development impact fee and parkland dedication	10% increase in the allowable FAR when additional public outdoor space is provided above and beyond PAD requirements and other than those identified in Figure 8.64 is provided. The public outdoor open space shall have the following characteristics: has an area greater than 500 square feet with a minimum depth of 30 feet; provides tables and chairs; provides pedestrian-scaled lighting of at least 2 footcandles; and has outdoor public art and other desired amenities, such as fountains. Applicability: All subdistricts
Affordable Housing	City inclusionary housing requirement when applicable	As allowed by State Density Bonus Law (Government Code Section 65915) Applicability: All subdistricts that allow residential
Green Building	LEED Scorecard submitted with Urban Core Development Permit application	FAR increase (20% for LEED Certification, 25% for LEED Silver up to 35% for LEED Platinum), also priority permit review with LEED certification. Applicability: All subdistricts
Historic or Architectural Acquisition and Maintenance	None	FAR waiver: FAR for elements not included in overall project FAR Applicability: All subdistricts
Community Services/Human Services	None	FAR waiver: FAR for elements not included in overall project FAR Applicability: All subdistricts

*Urban Amenities Table (Page 2 of 2)*

**Fig. 6.67**

## **G. Signs**

### **1. Applicability**

For all signs within the Urban Core Specific Plan Area, the Zoning Code shall apply with respect to the size, type, location and illumination in the following manner. Chapter VII - Development Design Guidelines provides additional design requirements for signs within the Village, Urban Core, and Corridors Districts.

### **2. Village District**

The provisions of Chapter 19.60 of the Chula Vista Municipal Code shall apply to all signs in the Village Area of the Specific Plan. In particular, the provisions of Section 19.60.520 (C-B zone provisions) shall apply to all commercial signs in the area, subject to the following exceptions:

- a. Illumination: No internally illuminated “can” signs or individually cut, internally illuminated plastic letters shall be permitted in the Village District.
- b. No pole or ground signs shall be allowed in the Village District.
- c. Awning signs shall be restricted to the awning valence (flap) only.
- d. All window signs above the ground floor shall be prohibited.
- e. No wall sign shall exceed one square foot per linear foot of building frontage.

### **3. Urban Core District and Corridors District**

The provisions of Chapter 19.60 of the Chula Vista Municipal Code shall apply to all signs in the Urban Core and Corridors districts of the Specific Plan. In particular, the provisions of Section 19.60.540 (C-C zone provisions) shall apply to all commercial signs in the area, subject to the following exceptions:

- a. Illumination: No internally illuminated “can” signs shall be permitted in the Urban Core or Corridor Districts.
- b. No pole signs shall be permitted shall be allowed in the Urban Core or Corridor Districts.
- c. All window signs above the ground floor shall be prohibited.

## **II. Other Regulations**

### **1. Outdoor Storage**

All uses shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the Planning Commission. Permanent and temporary outside sales and display shall be subject to the provisions of Chula Vista Municipal Code 19.58.370.

### **2. Trash**

Trash storage areas shall be provided in accordance with Chula Vista Municipal Code 19.58.340.

### **3. Performance Standards**

All uses developed pursuant to the Specific Plan shall be subject to initial and continued compliance with the performance standards in the Chula Vista Municipal Code 19.66.

### **4. Design Control**

The exterior design and arrangement of all residential, commercial, and office uses and mixed-uses and structures proposed for establishment, location, expansion or alteration in the Specific Plan subdistricts shall be governed by the goals, general objectives, statements of policy and principles, and standards of Chapter VII - Development Design Guidelines.

## **I. Development Exceptions**

The land use and development regulations encourage the siting of a variety of land uses in an urban environment that is both pedestrian and environmentally sensitive. Where used in combination with the Urban Amenities Incentives, as provided for in this chapter, the development regulations and urban amenities incentives will encourage innovative design. To further achieve this goal, it may be necessary to be flexible in the application of certain development standards. As such, the Planning Commission may authorize exceptions to the land use and development regulations included within this chapter through the issuance of an Design Review Permit, if all of the following findings are made:

1. The proposed development will not adversely affect the goals and objectives of the Specific Plan and General Plan.
2. The proposed development will comply with all other regulations of the Specific Plan.
3. The proposed development will incorporate one or more of the Urban Amenities Incentives in section F - Urban Amenities Requirements and Incentives, of this chapter.
4. The exception or exceptions are appropriate for this location and will result in a better design or greater public benefit than could be achieved through strict conformance with the Specific Plan development regulations.

All other sections of the Chula Vista Municipal Code shall apply

Consideration of a development standard exception shall be concurrent with the review of the Design Review permit, as outlined in Chapter XI - Plan Administration, Section C.1. Design Review Requirements, of this Specific Plan.