



CPIOZ Zone in  
Linda Vista  
Community Plan  
Area

### **Commercial Design Standards**

The following standards apply to the area designated for commercial and industrial use in the Morena area (see Figure 14). These standards are intended to improve the pedestrian environment, provide a greater unity of design, and preserve views from the community to the Presidio and Mission Bay. These standards are to be implemented through a ministerial (Type A) Community Plan Implementation Overlay Zone (CPIOZ) permit procedure.

11. Building height within the coastal zone shall be limited to 30 feet. Elsewhere, the maximum allowable building height “by right” shall be 30 feet; however, up to 45 feet may be considered with a discretionary permit. Architectural projections may exceed this limit by five feet. In the area designated for light industrial use, building heights up to 45 feet may be considered under a discretionary permit.

- 12. No building shall be erected or substantially enlarged unless a sidewalk is provided and maintained. Minimum sidewalk width in the designated commercial areas is seven feet, and minimum width in the industrial areas is five feet.
- 13. Off-street parking shall be provided according to the following standards.

Land Use Category	Parking Spaces/Square Feet Floor Area
Medical and dental office	1/250
Professional business office	1/300
Retail and commercial service	1/400
Wholesale, distribution, and Manufacturing	1/1500
Residential	Refer to citywide regulations
Hotel	1/room

- 14. Landscaping should be required in accordance with the citywide landscape ordinance using the guidelines included in the Urban Design Element of this community plan.
- 15. For rehabilitation of existing structures or minor alterations, every effort shall be made to comply with these standards, but the City Manager may authorize variations from the standards for parking, landscaping, and sidewalk widths where conditions warrant. Minor alterations involve less than 50 percent of the market value of the structure.