

§ 1516.0112 Use Regulations for Old Town San Diego Residential Zones

The uses allowed in the Old Town San Diego Residential zones are shown in Table 1516-01B:

Legend for Table 1516-01B

Symbol in Table 1516-01B	Description of Symbol
P	Use or use category is permitted. Regulations pertaining to a specific use may be referenced.
L	Use is permitted with limitations, which may include location limitations or the requirement for a use or development permit. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
N	Neighborhood Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
C	Conditional Use Permit Required. Regulations are located in Chapter 14, Article 1 (Separately Regulated Use Regulations).
-	Use or use category is not permitted.

Table 1516-01B
Use Regulations for Old Town Residential Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Open Space					
Active Recreation		P	P	P	
Passive Recreation		P	P	P	
Natural Resources Preservation		P	P	P	
Park Maintenance Facilities		-	-	-	
Agriculture					
Agricultural Processing		-	-	-	
Aquaculture Facilities		-	-	-	
Dairies		-	-	-	
Horticulture Nurseries & Greenhouses		-	-	-	
Raising & Harvesting of Crops		-	-	-	
Raising, Maintaining & Keeping of Animals		-	-	-	
Separately Regulated Agriculture Uses					
Agricultural Equipment Repair Shops		-	-	-	
Commercial Stables		-	-	-	
Community Gardens		L	L	L	
Equestrian Show & Exhibition Facilities		-	-	-	
Open Air Markets for the Sale of Agriculture-Related Products & Flowers		-	-	-	
Residential					
Mobilehome Parks		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones		
	1st & 2nd >>	OTRS-	OTRM-	
	3rd >>	1-	1-	2-
	4th >>	1	1	1 2
Multiple Dwelling Units	-	p ¹	p ¹	
Rooming House [See Section 131.0112(a)(3)(A)]	-	-	-	
Shopkeeper Units	-	-	-	
Single Dwelling Units	p ⁽²⁾⁽³⁾	p ⁽³⁾	p ⁽³⁾	
Separately Regulated Residential Uses				
<i>Accessory Dwelling Units</i>	L	L	L	
Boarder & Lodger Accommodations	N	N	L	
Employee Housing:				
6 or Fewer Employees	-	-	-	
12 or Fewer Employees	-	-	-	
Greater than 12 Employees	-	-	-	
Fraternalities, Sororities and Student Dormitories	-	-	-	
Garage, Yard, & Estate Sales	L	L	L	
Guest Quarters	L	L ⁽⁴⁾	-	
Home Occupations	L	L	L	
Housing for Senior Citizens	C	C	C	
<i>Junior Accessory Dwelling Units</i>	L	-	-	
Live/Work Quarters	-	-	-	
Movable Tiny Houses	L	L	L	
Residential Care Facilities:				
6 or fewer persons	P	P	P	
7 or more persons	-	-	-	
Transitional Housing:				
6 or fewer persons	P	P	P	
7 or more persons	-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones		
	1st & 2nd >>	OTRS-	OTRM-	
	3rd >>	1-	1-	2-
	4th >>	1	1	1 2
Watchkeeper Quarters	-	-	-	-
Institutional				
Separately Regulated Institutional Uses				
Airports	-	-	-	-
Botanical Gardens & Arboretums	-	-	-	-
Cemeteries, Mausoleums, Crematories	-	-	-	-
Correctional Placement Centers	-	-	-	-
Educational Facilities:				
Kindergarten through Grade 12	-	-	-	-
Colleges / Universities	-	-	-	-
Vocational / Trade School	-	-	-	-
Energy Generation & Distribution Facilities	-	-	-	-
Exhibit Halls & Convention Facilities	-	-	-	-
Flood Control Facilities	L	L	L	L
Historical Buildings Used for Purposes Not Otherwise Allowed	C	C	C	C
Homeless Facilities:				
Congregate Meal Facilities	-	-	-	-
Emergency Shelters	-	-	-	-
Homeless Day Centers	-	-	-	-
Hospitals, Intermediate Care Facilities & Nursing Facilities	-	-	-	-
Interpretive Centers	C	C	C	C

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Museums		C	C	C	
Major Transmission, Relay, or Communications Switching Stations		-	-	-	
Placemaking on Private Property		L ⁽⁵⁾	L ⁽⁵⁾	L ⁽⁵⁾	
Satellite Antennas		N ⁽⁶⁾	N ⁽⁶⁾	N ⁽⁶⁾	
Social Service Institutions		-	-	-	
Solar Energy Systems		L	L	L	
Wireless Communication Facility:					
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a non-residential use		-	-	-	
Wireless communication facility in the public right-of-way with subterranean equipment adjacent to a residential use		-	-	-	
Wireless communication facility in the public right-of-way with above ground equipment		-	-	-	
Wireless communication facility outside the public right-of-way		-	-	-	
Retail Sales					
Building Supplies & Equipment		-	-	-	
Food, Beverages and Groceries		-	-	-	
Consumer Goods, Furniture, Appliances, Equipment		-	-	-	
Pets & Pet Supplies		-	-	-	
Sundries, Pharmaceuticals, & Convenience Sales		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Wearing Apparel & Accessories		-	-	-	
Separately Regulated Retail Sales Uses					
Agriculture Related Supplies & Equipment		-	-	-	
Alcoholic Beverage Outlets		-	-	-	
<i>Cannabis Outlets</i>		-	-	-	
Farmers' Markets		-	-	-	
Weekly Farmers' Markets		-	-	-	
Daily Farmers' Market Stands		-	-	-	
Plant Nurseries		-	-	-	
Retail Farms		-	-	-	
Retail Tasting Stores		-	-	-	
Swap Meets & Other Large Outdoor Retail Facilities		-	-	-	
Commercial Services					
Building Services		-	-	-	
Business Support		-	-	-	
Eating & Drinking Establishments		-	-	-	
Financial Institutions		-	-	-	
Funeral & Mortuary Services		-	-	-	
Instructional Studios		-	-	-	
Maintenance & Repair		-	-	-	
Off-Site Services		-	-	-	
Personal Services		-	-	-	

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones			
	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Radio & Television Studios		-	-	-	
Tasting Rooms		-	-	-	
Visitor Accommodations		-	-	-	
Separately Regulated Commercial Services Uses					
Adult Entertainment Establishments:		-	-	-	
Adult Book Store		-	-	-	
Adult Cabaret		-	-	-	
Adult Drive-In Theater		-	-	-	
Adult Mini-Motion Picture Theater		-	-	-	
Adult Model Studio		-	-	-	
Adult Motel		-	-	-	
Adult Motion Picture Theater		-	-	-	
Adult Peep Show Theater		-	-	-	
Adult Theater		-	-	-	
Body Painting Studio		-	-	-	
Massage Establishment		-	-	-	
Sexual Encounter Establishment		-	-	-	
Assembly and Entertainment Uses, Including Places of Religious Assembly		-	-	-	
Bed & Breakfast Establishments:					
1-2 Guest Rooms		-	-	-	
3-5 Guest Rooms		-	-	-	
6+ Guest Rooms		-	-	-	

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	4th >>	1	1	1 2
Boarding Kennels / Pet Day Care		-	-	-
Camping Parks		-	-	-
Child Care Facilities:				
Child Care Centers		-	-	-
Large Family Child Care Homes		-	-	-
Small Family Child Care Homes		L	L	L
Eating and Drinking Establishments with a Drive-in or Drive-through Component		-	-	-
Fairgrounds		-	-	-
Golf Courses, Driving Ranges, and Pitch & Putt Courses		-	-	-
Helicopter Landing Facilities		-	-	-
Massage Establishments, Specialized Practice		-	-	-
Mobile Food Trucks		-	-	-
Nightclubs & Bars over 5,000 square feet in size		-	-	-
Parking Facilities as a Primary Use:				
Permanent Parking Facilities		-	-	-
Temporary Parking Facilities		-	-	-
Private Clubs, Lodges and Fraternal Organizations		-	-	-
Privately Operated, Outdoor Recreation Facilities over 40,000 square feet in size		-	-	-

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Pushcarts on Private Property		-	-	-	
Recycling Facilities:					
Large Collection Facility		-	-	-	
Small Collection Facility		-	-	-	
Large Construction & Demolition Debris Recycling Facility		-	-	-	
Small Construction & Demolition Debris Recycling Facility		-	-	-	
Drop-off Facility		-	-	-	
Green Materials Composting Facility		-	-	-	
Mixed Organic Composting Facility		-	-	-	
Large Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables from Commercial & Industrial Traffic		-	-	-	
Large Processing Facility Accepting All Types of Traffic		-	-	-	
Small Processing Facility Accepting at Least 98% of Total Annual Weight of Recyclables From Commercial & Industrial Traffic		-	-	-	
Small Processing Facility Accepting All Types of Traffic		-	-	-	
Reverse Vending Machines		-	-	-	
Tire Processing Facility		-	-	-	
Sidewalk Cafes		-	-	-	

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	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Sports Arenas & Stadiums		-	-	-	
Theaters That Are Outdoor or over 5,000 Square Feet in Size		-	-	-	
Urgent Care Facilities		-	-	-	
Veterinary Clinics & Animal Hospitals		-	-	-	
Zoological Parks		-	-	-	
Offices					
Business & Professional		-	-	-	
Government		-	-	-	
Medical, Dental, & Health Practitioner		-	-	-	
Regional & Corporate Headquarters		-	-	-	
Separately Regulated Office Uses					
Real Estate Sales Offices & Model Homes		-	-	-	
Sex Offender Treatment & Counseling		-	-	-	
Vehicle & Vehicular Equipment Sales & Service					
Commercial Vehicle Repair & Maintenance		-	-	-	
Commercial Vehicle Sales & Rentals		-	-	-	
Personal Vehicle Repair & Maintenance		-	-	-	
Personal Vehicle Sales & Rentals		-	-	-	
Vehicle Equipment & Supplies Sales & Rentals		-	-	-	
Separately Regulated Vehicle & Vehicular Equipment Sales & Service Uses					
Automobile Service Stations		-	-	-	

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	3rd >>	1-	1-	2-	
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Outdoor Storage & Display of New, Unregistered Motor Vehicles as a Primary Use		-	-	-	
Distribution and Storage					
Equipment and Materials Storage Yards		-	-	-	
Moving and Storage Facilities		-	-	-	
Distribution Facilities		-	-	-	
Separately Regulated Distribution and Storage Uses					
Impound Storage Yards		-	-	-	
Junk Yards		-	-	-	
Temporary Construction Storage Yards Located Off-Site		N	N	N	
Industrial					
Heavy Manufacturing		-	-	-	
Light Manufacturing		-	-	-	
Marine Industry		-	-	-	
Research & Development		-	-	-	
Testing Labs		-	-	-	
Trucking & Transportation Terminals		-	-	-	
Separately Regulated Industrial Uses					
<i>Cannabis Production Facilities</i>		-	-	-	
Hazardous Waste Research Facility		-	-	-	
Hazardous Waste Treatment Facility		-	-	-	
Marine Related Uses Within the Coastal Overlay Zone		-	-	-	

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	1st & 2nd >>	OTRS-	OTRM-		
	3rd >>	1-	1-	2-	
	4th >>	1	1	1	2
Mining and Extractive Industries	-	-	-		
Newspaper Publishing Plants	-	-	-		
Processing & Packaging of Plant Products & Animal By-products Grown Off-premises	-	-	-		
Very Heavy Industrial Uses	-	-	-		
Wrecking & Dismantling of Motor Vehicles	-	-	-		
Signs					
Allowable Signs		P	P	P	
Separately Regulated Signs Uses					
Community Entry Signs		N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾	
Comprehensive Sign Program					
Neighborhood Identification Signs		N ⁽⁷⁾	N ⁽⁷⁾	N ⁽⁷⁾	
Revolving Projecting Signs		-	-	-	
Signs with Automatic Changing Copy		-	-	-	
Theater Marquees		-	-	-	

Footnotes for Table 1516-01B

- ¹ Non-owner occupants must reside on the premises for at least seven consecutive calendar days.
- ² A Residential High Occupancy Permit is required in accordance with Section 123.0502 for a single dwelling unit when the occupancy of the dwelling unit would consist of six or more persons eighteen years of age and older residing in the dwelling unit for a period of 30 or more consecutive days.
- ³ Development of a small lot subdivision is permitted in accordance with Section 143.0365.
- ⁴ A guest quarter or habitable accessory building is permitted in accordance with Section 141.0307 only as an accessory use to a single dwelling unit.