KEY ELEMENTS OF THE MIXED-USE OVERLAY ZONE

The Mixed-Use Overlay Zone promotes the revitalization of La Mesa's transit corridors by increasing options for the shape and function of future development. This new development pattern creates a more dynamic and pleasant pedestrian environment and contributes to a lively community character and rich quality of life along these busy streets.

Use. The Mixed-Use Overlay Zone permits future development to be either a vertical mix, within a project, or a horizontal mix along the corridor. Exclusively residential projects are permitted. The overlay zone encourages a diversity of residential types and commercial uses, including retail, office, local-serving businesses and restaurants.

Density. Incentives for parcel consolidation encourage more efficient land utilization. Development projects on lots smaller than 10,000 square feet are permitted 30 dwelling units per acre. Development sites of 10,000 square feet or larger are permitted 40 dwelling units per acre.

Height. The existing height limit of 46 feet is retained and applied to all corridor properties developed in accordance with the Mixed-Use Overlay Zone. When design objectives are met, additional height up to six stories can be permitted through the special permit process. Design guidelines recommend a transition at the interface between new development and the adjacent single-family neighborhoods.

Pedestrian Realm. Improving the pedestrian environment along the City's transit corridors is a primary goal of the Mixed-Use Overlay Zone. A 12-foot pedestrian realm is required for all new projects in the mixed-use neighborhoods. This requirement creates a new urban form, pulling the building wall close to the sidewalk. As future development occurs, landscaping and other public and private amenities enhance the pedestrian experience.

Open Space. Open space is a significant component of quality of life and contributes to community character. Open space requirements for new development is 300 square feet per unit in residential-only projects and 200 square feet per unit for mixed-use projects.

Parking. Parking requirements are 2 spaces per dwelling unit and approximately 4 spaces per 1000 square feet for commercial uses. Where both spaces are assigned to a residential unit, tandem parking is permitted. Existing development standards provide for shared parking. Parking may not be located between the front of the building and the pedestrian realm.

Architectural character and compatibility with adjacent uses, addressing the integration of existing and new development both along the street frontage and within the neighborhood.

Urban Design Program requirements review of all new projects and significant remodels of existing structures located within the Mixed-Use Overlay Zone. The new development that meets the intent of the design guidelines will strengthen community character and establish a sense of place.

Complete text of the Mixed-Use Overlay Zone and Design Guidelines for Mixed Use is posted in the Community Development Department of the La Mesa website, www.cityoflamesa.com. For more information, contact the Community Development Department at 619.667.0270 or visit the Community Planning website.
PARCELS IN THE
MIXED-USE OVERLAY ZONE

PROTOTYPE CONCEPTS

To illustrate how Mixed-Use Overlay Zone development standards and design guidelines would apply to unique site conditions, conceptual plans and massing studies were prepared for three sites along the corridors. Development proposed for the example sites accommodated densities ranging from 22 dwelling units per acre, for sites developed as all residential, to 40 dwelling units per acre, for a site developed with a mix of community-serving commercial, loft and flat-style residential units and below grade parking. These studies reflect three examples of how the mixed-use development standards and design guidelines could be applied. Other innovative solutions are also appropriate and are encouraged.

See city zoning map for precise parcels.