

Roosevelt Avenue Metropolitan Corridor Overlay District

Design Standards & Guidelines

General Purpose Statements

- Projects located within the boundaries of a historic district (H) or designated as historic significant (HS) or historic exceptional (HE) shall require final approval by the Historic and Design Review Commission (HDRC). For properties located within the boundaries of the MC-1 and also located within a RIO Overlay District (RIO), the RIO standards shall take precedence.
- Property zoned industrial shall be exempt from the building material and fencing standards included in this overlay district if a Type C landscape bufferyard is provided along at least 75% of each frontage line that abuts a public right-of-way. If this option is utilized and a fence or building is constructed with materials that otherwise would not be permitted, the fence or building must be located behind the landscape bufferyard.
- Single family residential structures in platted subdivisions shall not be subject to the design standards of this overlay district.
- The width of the MC-1 varies depending on the major thoroughfare classification of Roosevelt Avenue.
 - Roosevelt North - Arterial Type B – Lone Star Boulevard to the north to SE Military Dr to the south
 - Maximum Corridor Width = 200 feet each side of existing right-of-way
 - Roosevelt South – Arterial Type A – SE Military Dr to the north to Loop 410 to the south
 - Maximum Corridor Width = 300 feet each side of existing right-of-way

Element	Design Standard	Guidelines
1.0	SITE	
1.1	Siting, Grading	None Required by MC-1
		Utilize Low Impact Development (LID) strategies for managing stormwater ¹ . Grade/ regrade to reduce or eliminate stormwater runoff to Roosevelt Avenue and other right-of-ways. Hold

¹ For more information on Low Impact Development, consult *Low Impact Development Design Strategies: An Integrated Design Approach* prepared by Prince George's County, Maryland, Department of Environmental Resources, Programs and Planning Division, 1999.

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		Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.	Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.
1.2	Lot Coverage	None Required by MC-1	water on property for landscape irrigation and groundwater recharge. Capture and store rainwater that falls on rooftops and condensation from air conditioners for landscape irrigation. Utilize rain gardens and natural retention/ detention ponds to capture and store runoff for groundwater recharge.
1.3	Lot Frontage	None Required by MC-1	
1.4	Building Setbacks (front & side)	None Required by MC-1	
1.5	Driveway Size & Sidewalks	<p><u>Right-of-Way Sidewalks</u></p> <p>Sidewalks shall be at least 4 feet wide and separated from the back of the curb with a minimum 2 foot wide planting strip.</p> <p><u>Internal Sidewalks</u></p>	<ul style="list-style-type: none"> Reduce the number of driveways and/ or the width of driveways on existing developed properties to minimize the potential for conflict between pedestrians, bicyclists, and vehicles. For lots with less than 200 feet of street frontage, a single access point is desired. For lots with more than 200 feet of street frontage, no more than 1 access point per 200 feet of

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		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>A minimum 4 foot wide continuous pedestrian route shall connect the primary building entrance to the street sidewalk, connect all publicly accessible buildings within a site, and connect to any existing or planned pedestrian circulation systems abutting the site. The pedestrian route shall be separated from parking stalls and vehicular drives with vegetation and/or landscaping material. This route may cross loading areas or vehicular drives but in such cases shall include high visibility pavement markings.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>frontage is desired.</p> <ul style="list-style-type: none"> • Provide vehicular, pedestrian and bicycle access to abutting lots to reduce entry/ exit maneuvers from/ onto Roosevelt Avenue. • Utilize shared driveways where possible • Consider using pervious concrete, pervious pavers or crushed aggregate for all or part of the sidewalks, driveways and parking lots to reduce impervious cover.
1.6	Parking, off-street parking and loading requirements	<p><u>Off-Street Parking Screening</u></p> <p>Drives and parking areas located within the front yard shall be screened from view of the right-of-way by utilizing one of the screening methods described below:</p> <ul style="list-style-type: none"> • Construction of a 3-foot tall masonry wall. The area on either side of the masonry wall shall include native, drought tolerant and heat resistant plants that block access to the masonry wall to discourage graffiti • Installation of 3-foot tall earthen berms and/ or dense landscaping. If plants are used, they must achieve the minimum height and form and opaque visual barrier at maturity. <p><u>Off-Street Parking Space Reduction Ratio</u></p>	<ul style="list-style-type: none"> • Overflow parking and parking for employees should be placed in the side or rear yards and the building placed closer to the street to limit the distance a pedestrian must travel from the right-of-way sidewalk to the front door. • Consider using pervious pavement, especially for overflow parking areas • Utilize cooperative parking agreements to reduce the number of unused or seldom used parking spaces. • Provide bicycle parking and bicycle circulation routes • Drives and parking areas within the front yard are discouraged. If drives or parking areas are located in the front yard, they should be limited to a single drive and a single row of parking.

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		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>Up to 25% of the minimum off-street parking spaces may be substituted for bicycle parking spaces at a ratio of 1 off-street parking space for 1 bicycle space. This substitution ratio applies only to bicycle spaces provided in excess of UDC requirements.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>
1.7	Fences	Chain link fences shall not be permitted in the front yard.	Low rock walls (maximum height of 3 feet) are preferred to other types of fencing in the front yard
1.8	Screening	<ul style="list-style-type: none"> • Outside storage areas, refuse storage areas, air conditioning and heating equipment, utility boxes, utility pillars, utility cabinets and microwave and satellite antennas (greater than 2 meters in diameter) shall be completely screened from view at the front property line. Screening may be achieved by construction of a solid walled enclosure constructed with approved cladding materials (see section 2.2: Building Materials), evergreen plant materials, or landscaped earthen berm. • Roof top mounted equipment shall be screened from view of abutting right-of-ways. Screening may be achieved through the use of parapets, mansard roof forms, or other permanently affixed, solid, opaque building materials. • Screening shall not be required for rainwater harvesting equipment 	

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1.9	Screening of lighting for entrances, parking lots, walkways, and building exteriors	<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <ul style="list-style-type: none"> • Exterior lighting fixtures for entrances, parking lots, and walkways shall incorporate a vertical cut-off angle of 90 degrees or less. Any structural part of the fixture providing this cut-off angle shall be permanently affixed. • Lighting of building exteriors (uplighting or downlighting that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. 	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>Decorative lighting fixtures add character and value to the built environment. Decorative lighting fixtures may be used to focus attention to a particular area, demarcate the course of a historic trail, or provide continuity. The Mission Trails incorporate a unique “candy cane” shaped light fixture that marks the trail’s course in the public right-of-way. It would not be appropriate to use these exact fixtures off of the trail, but using fixtures with a design inspired by these candy cane fixtures would create a link between the Mission Trail and adjacent properties and create a unified appearance.</p>
1.10	Landscaping to encourage the use of native trees and plants	Plants utilized to fulfill the landscaping requirements shall be selected from the list of native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E)	Native plants are well suited to our climate and appropriate for xeriscape planting methods. The Mission Reach of the San Antonio River Improvements Project includes replacing invasive, non-native plants with natives as part of the ecosystem restoration plan. Utilizing natives on private properties in the area will help prevent future encroachment of invasive species into the River channel as well as create a more sustainable natural environment.
1.11	Tree preservation	None Required by MC-1	
1.12	Natural areas to encourage the use	Stormwater retention/ detention facilities located in the front yard shall be integrated as a landscape	Stormwater retention/ detention facilities can double as attractive and ecologically valuable

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	of native trees and plants	feature using native Texas plants in the San Antonio Recommended Plant List (See UDC Appendix E) or fully screened from view using the off-street parking screening standards specified in 1.6.
1.13	Satellite dishes and components to the extent permitted by federal laws and regulations	None Required by MC-1
1.14	Solar systems and components	Solar systems and components shall be placed to maximize efficiency and shall not require screening
1.15	Noise levels	None Required by MC-1
1.16	Utilities	On-site utilities shall be located underground unless required by the utility to be otherwise located.
2.0	BUILDING	
2.1	Building Size	None Required by MC-1
2.2	Building Materials	<p><u>Primary Cladding Materials</u></p> <p>Buildings shall incorporate a combination of glass and masonry (or masonry equivalents) as cladding</p> <ul style="list-style-type: none"> • Use of native stone and materials, recycled materials is encouraged • Building facades that face a public street and exceed 50 feet in horizontal length should

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		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>material for building elevations that face a public right-of-way. The following building materials are permitted for use as cladding material:</p> <ul style="list-style-type: none"> ○ Transparent Glass ○ Native Stone ○ Brick ○ Tile ○ Stucco or EIFS ○ Cultured Stone or Cast Stone ○ Architecturally finished block (i.e. burnished block, split-faced concrete masonry units) ○ Architecturally finished pre-cast or poured in place concrete wall that is profiled, sculptured or otherwise provides three dimensional interest ○ Cement fiber siding <p><u>Accent Materials</u> Materials not included in the above list of permitted materials may be used as accent materials for building elevations that face a public right-of-way. The total area of all accent materials shall not exceed 25% of any single elevation.</p> <p><u>Overhead Doors</u> Overhead doors located on a building façade that faces a public street shall be constructed of</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p> <p>incorporate, at least every 50 feet, projections or indentations, changes in texture, changes in color, or changes in material to provide architectural interest and a human scale.</p> <ul style="list-style-type: none"> ● Building facades that face a public street should incorporate entry areas, transparent glass, awnings, galleries or arcades along at least 50% of the façade to provide a more inviting and pleasant space for customers. ● The use of exterior mounted security bars and gates is discouraged. If security gates are utilized, they should be mounted on the interior of the building and fully retract so as not to be visible during business hours. If security bars are utilized, they should be mounted to interior of the building, or, if mounted to the exterior, should be integral to the architectural design of the building.

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	transparent glass panels or a combination of transparent glass panels and wood or metal.	
3.0	SIGNS	
3.1	Off-Premise Signs	Off-premise signs shall not be permitted
3.2	Freestanding Signs	<p>Maximum Sign Height</p> <p><u>Roosevelt North</u> 10 feet single or dual tenant 15 feet multiple tenant</p> <p><u>Roosevelt South</u> 25 feet single tenant 30 feet dual tenant 40 feet multiple tenant</p> <p>Maximum Sign Message Area</p> <p><u>Roosevelt North</u> 64 feet single or dual tenant 96 feet multiple tenant</p> <p><u>Roosevelt South</u> 65 feet single tenant 150 feet dual tenant 200 feet multiple tenant</p>

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		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>Sign Placement</p> <p>One freestanding sign per platted lot is permitted. Additional freestanding signs shall be permitted if a minimum spacing between signs of two hundred (200) feet exists along one side of the street and no sign is within the clear vision area as defined by section 35-506. Additional freestanding signs shall not exceed seventy-five (75) percent of the allowable height and size of the primary sign as specified in sections 3.2 and 3.3.</p> <p>Sign Design</p> <p>Freestanding signs shall include a finished base to encase/ enclose support structure(s) at ground level. The finished base shall be constructed of materials approved for use as primary cladding materials (see Section 2.2: Building Materials).</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>
3.3	Attached Signs	<p>Maximum allowable sign area, as a percentage of the area of each building elevation:</p> <p><u>Roosevelt North</u> 15% - cabinet sign, channel letters raised or incised and painted or flat sign</p> <p><u>Roosevelt South</u> 10% - cabinet sign</p>	

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		<p>Design Standards are objective, measurable regulations with which all projects must comply. Compliance is mandatory.</p> <p>15% - channel letters raised or incised 15% - painted or flat sign</p> <p>Prohibited Signs</p> <p>Any sign placed upon a building, object, site, or structure in any manner so as to disfigure, damage, or conceal any window opening, door, or significant architectural feature or detail of any building.</p>	<p>Guidelines are suitable for most projects, and should be followed to the greatest extent possible. Compliance is highly encouraged.</p>

AN ORDINANCE 2009-10-01-0798

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, the Roosevelt Avenue Corridor abuts, traverses, and links designated historic landmarks, historic districts, and the San Antonio River; and

WHEREAS, the Roosevelt Avenue Corridor is an amenity and asset of great value to the City, its inhabitants, its visitors and its economy; and

WHEREAS, the South Central Community Plan, adopted August 19, 1999, and the Stinson Airport Vicinity Land Use Plan, adopted April 2, 2009, as components of the City's Master Plan, identified the need to enhance design standards along the commercial corridors in the planning areas; and

WHEREAS, the San Antonio Master Plan Polices adopted May 29, 1997 recommended that the City review and strengthen urban corridor regulations; and

WHEREAS, on December 19, 2002 the City Council amended the Unified Development Code by adding a new section 35-339.01, Corridor Districts, which establishes overlay zoning districts for gateway, metropolitan, and preservation corridors; and

WHEREAS, the Roosevelt Avenue Metropolitan Corridor Overlay District (MC-1) was initiated pursuant to City Council resolution 2009-03-05-0005R, passed and approved on March 5, 2009; and

WHEREAS, a Corridor Plan was developed, and all property owners within the proposed corridor district and adjacent areas were afforded the opportunity to participate in drafting the proposed regulations which shall be included as part of the zoning ordinance creating the Corridor District; and

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by adding the zoning classification “Metropolitan Corridor Overlay District 1 (MC-1)” to the property described as follows:

**Bexar County
Appraisal
District Account
Number**

Property Description

00020-000-0430	NCB 20, BLK RED 13 NCB N HLF A20
00020-000-0300	NCB 20, LOT 31
00020-000-0310	NCB 20, LOT 32
00020-000-0380	NCB 20, LOT 34 AND A10
00020-000-0030	NCB 20, LOT B3
00020-000-0040	NCB 20, LOT B4
00020-000-0050	NCB 20, LOT B5
00020-000-0010	NCB 20, LOT N 1/2 OF 5, S 50 OF N 250 OF E IRR 167 OF A10 & N 50 OF S 275 OF 161 NCB 2977 ARB B-1
00020-000-0280	NCB 20, the eastern 200 feet of LOT 10G
00020-000-0061	NCB 20, the eastern 200 feet of LOT C & B EXC NE IRR 83 FT X 237.39 FT
00020-000-0121	NCB 20, the eastern 200 feet of LOT E IRR 345.93 FT OF S 193.4 OF F & E IRR 381.9 FT OF N 20 FT OF G
00020-000-0130	NCB 20, the eastern 200 feet of LOT N 125 FT OF E 400 FT OF A9
00020-000-0070	NCB 20, the eastern 200 feet of LOT N 83 FT OF E IRR 237.39 FT OF B
00020-000-0160	NCB 20, the eastern 200 feet of LOT S 20.23 FT OF N 145.03 OF E 400 OF H & W IRR 491.06 OF N 145 OF H ARB A9
00020-000-0120	NCB 20, the eastern 200 feet of LOT W 145 OF E IRR 490.93 FT OF S 193.4 OF F & E IRR 545.31 FT OF S 117.84 OF G
00020-000-0451	NCB A-20, LOT 45
00020-000-0460	NCB A20, LOT 6, 7, & 8
-1030	NCB A-20, LOT A-1 & A-20
00020-000-0443	NCB A20, LOT S 130 OF E 98.6 OF A10 & NCB 2978 LOT N 90.9 OF S 129.9 FT OF LOT 160
00020-000-0431	NCB A20, the eastern 200 feet of LOT 43
00020-000-0502	NCB A20, the eastern 200 feet of LOT A-2
00020-000-0491	NCB A20, the eastern 200 feet of LOT PT OF A22 OR ARB P EXC S IRR 183.25 FT OF W 117 FT & 5

02929-001-0010 NCB 2929, BLK 1, LOT 2, & E 113.81 FT OF 1
02929-001-0030 NCB 2929, BLK 1, LOT 3 & N 3 FT OF 4
02929-001-0050 NCB 2929, BLK 1, LOT 5 & 6
02929-001-0040 NCB 2929, BLK 1, the western 200 feet of LOT S 50 FT OF 4, N 50 FT OF 8 & N 50 FT OF W 10 FT OF 9
02961-002-0110 NCB 2961, BLK 2, LOT 11
02961-002-0120 NCB 2961, BLK 2, LOT 12 N 1/2 OF 13
02961-002-0180 NCB 2961, BLK 2, LOT 18 & S 6.5 FT OF 17
02961-002-0190 NCB 2961, BLK 2, LOT 19, 20, AND 21
02961-002-0160 NCB 2961, BLK 2, LOT S 25 FT OF 16 & N 43.5 FT OF 17
02961-002-0221 NCB 2961, BLK 2, the western 200 feet of LOT 22, 41 THRU 46 / NCB 3589 BLK 34 LOT N 15 FT OF 1 THRU 5
02961-002-0470 NCB 2961, BLK 2, the western 200 feet of LOT 47
02976-001-0591 NCB 2976, BLK 1, LOT 59 -60 & S IRR 20 FT OF 3
02976-001-0611 NCB 2976, BLK 1, LOT E 100 FT OF 61
02976-001-0613 NCB 2976, BLK 1, LOT W 51 FT OF 61
02977-002-1290 NCB 2977, BLK 2, LOT 129
02977-002-1300 NCB 2977, BLK 2, LOT 130
02978-003-1273 NCB 2978, BLK 3, LOT E 50 FT OF 127
02978-003-1597 NCB 2978, BLK 3, LOT N 45 S 131 OF 159
02978-003-1595 NCB 2978, BLK 3, LOT N 63.5 FT OF 159
02978-003-1280 NCB 2978, BLK 3, LOT S 137.5 FT OF 128
02978-003-1591 NCB 2978, BLK 3, LOT S 45 FT OF N 107 FT OF 159 OR A2
02978-003-1593 NCB 2978, BLK 3, LOT S 86 OF 159
02978-003-1271 NCB 2978, BLK 3, LOT W IRR 58.3 FT OF 127
02981-007-0011 NCB 2981, BLK 7, LOT 1
02981-007-0020 NCB 2981, BLK 7, LOT 2
02981-007-0030 NCB 2981, BLK 7, LOT 3 AND 4
02981-007-0050 NCB 2981, BLK 7, LOT 5 AND 6
02981-007-0070 NCB 2981, BLK 7, LOT 7
02983-005-0012 NCB 2983, BLK 5, LOT 1
02983-005-0030 NCB 2983, BLK 5, LOT 3 & S 3.3 FT OF 2
02983-005-0040 NCB 2983, BLK 5, LOT 4
02983-005-0050 NCB 2983, BLK 5, LOT 5
02983-005-0060 NCB 2983, BLK 5, LOT 6

02983-005-0070 NCB 2983, BLK 5, LOT 7
02983-005-0021 NCB 2983, BLK 5, LOT N 47 FT OF 2
02985-003-0011 NCB 2985, BLK 3, LOT 1, 2 & 3
02985-003-0040 NCB 2985, BLK 3, LOT 4
02985-003-0050 NCB 2985, BLK 3, LOT 5
02985-003-0060 NCB 2985, BLK 3, LOT 6
02985-003-0070 NCB 2985, BLK 3, LOT 7
02987-001-0030 NCB 2987, BLK 1, LOT 3
03000-004-0500 NCB 3000, BLK 4, the eastern 200 feet of LOT 50, 51 & 52, EXC W TRI 15 FT
03057-001-0010 NCB 3057, BLK 1, LOT 1 AND 2
03057-001-0040 NCB 3057, BLK 1, LOT 4
03057-001-0031 NCB 3057, BLK 1, LOT E 75 FT OF 3
03057-001-0050 NCB 3057, BLK 1, LOT E IRR 141.9 FT OF 5, N IRR 46.52 OF 6 & 1.42 FT TRI OF ALLEY
03057-001-0033 NCB 3057, BLK 1, LOT W 85 FT OF 3
03120-001-0011 NCB 3120, BLK 1, LOT 1, 2, 3, 4 & 10
03121-002-0010 NCB 3121, BLK 2, LOT 1
03121-002-0020 NCB 3121, BLK 2, LOT 2 AND 3
03122-003-0120 NCB 3122, BLK 3, LOT 12
03132-013-0010 NCB 3132, BLK 13, LOT 1 through 5
03132-013-0100 NCB 3132, BLK 13, LOT 10 AND 11
03132-013-0120 NCB 3132, BLK 13, LOT 12, 13 & 14
03132-013-0060 NCB 3132, BLK 13, LOT 6 AND 7
03132-013-0080 NCB 3132, BLK 13, LOT 8 AND 9
03577-022-0062 NCB 3577, BLK 22, LOT 6, 7 & 8
03577-022-0010 NCB 3577, BLK 22, LOT 1
03577-022-0020 NCB 3577, BLK 22, LOT 2
03577-022-0030 NCB 3577, BLK 22, LOT 3
03577-022-0040 NCB 3577, BLK 22, LOT 4
03577-022-0050 NCB 3577, BLK 22, LOT 5
03577-022-0091 NCB 3577, BLK 22, LOT 9 & NW 10 FT X 157.4 FT OF 26
03577-022-0251 NCB 3577, BLK 22, the western 200 feet of LOT 25 & NE IRR 40.67 FT OF 26
03580-025-0040 NCB 3580, BLK 25, LOT 4
03580-025-0050 NCB 3580, BLK 25, LOT 5 & 6
03580-025-0090 NCB 3580, BLK 25, LOT 9

03580-025-0070 NCB 3580, BLK 25, LOT N 46.7 FT OF 7 & 8
03580-025-0080 NCB 3580, BLK 25, LOT S 93.6 FT OF 7 & 8
03581-026-0100 NCB 3581, BLK 26, LOT 10
03581-026-0110 NCB 3581, BLK 26, LOT 11
03581-026-0050 NCB 3581, BLK 26, LOT 5
03581-026-0060 NCB 3581, BLK 26, LOT 6
03581-026-0070 NCB 3581, BLK 26, LOT 7
03581-026-0084 NCB 3581, BLK 26, LOT E 3.3 FT OF S 90 FT OF 8 & S 90 FT OF 9
03581-026-0086 NCB 3581, BLK 26, LOT N 48 FT OF 8 & 9
03581-026-0081 NCB 3581, BLK 26, LOT W IRR 21.7 FT OF S 90 FT OF 8
03584-029-0100 NCB 3584, BLK 29, LOT 10
03584-029-0110 NCB 3584, BLK 29, LOT 11
03584-029-0120 NCB 3584, BLK 29, LOT 12
03584-029-0070 NCB 3584, BLK 29, LOT 7
03584-029-0080 NCB 3584, BLK 29, LOT 8
03584-029-0090 NCB 3584, BLK 29, LOT E IRR 47.3 FT OF 9
03585-030-0100 NCB 3585, BLK 30, LOT 11 & E IRR 40.56 FT OF 10
03585-030-0120 NCB 3585, BLK 30, LOT 12
03585-030-0070 NCB 3585, BLK 30, LOT 7
03585-030-0080 NCB 3585, BLK 30, LOT 8 & 9
03588-033-0100 NCB 3588, BLK 33, LOT 10 & E 25 FT OF 9
03588-033-0060 NCB 3588, BLK 33, LOT 6 & 7
03588-033-0081 NCB 3588, BLK 33, LOT N IRR 82.02 FT OF 8, & N 66 FT OF W 27.8 FT OF 9
03588-033-0082 NCB 3588, BLK 33, LOT S IRR 64.25 FT OF 8, & S 74. FT OF W 25 FT OF 9
03589-034-0060 NCB 3589, BLK 34, LOT S 50 FT OF N IRR 131.2 FT OF 4, 5 & 6
03589-034-0050 NCB 3589, BLK 34, LOT S IRR 60 OF N IRR 75 OF 4, S IRR 65 OF N IRR 80 OF 5 & N
TRI 20 OF 6
03589-034-0070 NCB 3589, BLK 34, LOT S IRR 75FT OF 4, S IRR 80FT OF 5 & S IRR 95FT OF 6
03851-001-0010 NCB 3851, BLK 1, LOT 1
03851-001-0020 NCB 3851, BLK 1, LOT 2 & W 25 FT OF 3
03851-001-0240 NCB 3851, BLK 1, LOT 24
03851-001-0250 NCB 3851, BLK 1, LOT 25
03851-001-0260 NCB 3851, BLK 1, LOT 26
03854-004-0010 NCB 3854, BLK 4, LOT 1 & W 37.5 FT OF 2
03854-004-0020 NCB 3854, BLK 4, LOT E 12.5 FT OF 2 & W 42 FT OF 3

03957-036-0140 NCB 3957, BLK 36, LOT 14
-1030 NCB 3957, BLK 36, LOT 1A, 2A, 12, 13 & N IRR PTS OF 3A AND 5 THROUGH 11
03957-036-0010 NCB 3957, BLK 36, LOT E IRR PT OF 1,2,3,NCB A20 LOT P-100 & NCB 7456 BLK 229
LOT P-104
03957-036-0040 NCB 3957, BLK 36, LOT W IRR 157 FT OF 4
03976-002-0130 NCB 3976, BLK 2, LOT E 70FT OF 13 &14
03976-002-0120 NCB 3976, BLK 2, LOT E IRR 66 FT OF 12
03976-002-0121 NCB 3976, BLK 2, LOT W 45 FT OF 12
03976-002-0140 NCB 3976, BLK 2, LOT W 70FT OF 13 &14
03977-003-0140 NCB 3977, BLK 3, LOT 14
03977-003-0112 NCB 3977, BLK 3, LOT E 50 FT OF 11,12 & 13
03977-003-0161 NCB 3977, BLK 3, LOT E 70 FT OF 15 & 16
03977-003-0110 NCB 3977, BLK 3, LOT W 40 FT OF 11
03977-003-0111 NCB 3977, BLK 3, LOT W 50 FT OF E 100 FT OF 11, 12 & 13
03977-003-0150 NCB 3977, BLK 3, LOT W 70 FT OF 15 & 16
03980-006-0130 NCB 3980, BLK 6, LOT 13
03980-006-0140 NCB 3980, BLK 6, LOT 14, 15 & 16
03980-006-0111 NCB 3980, BLK 6, LOT E 70.1 FT OF 11
03980-006-0122 NCB 3980, BLK 6, LOT E 70.1 FT OF 12
03980-006-0112 NCB 3980, BLK 6, LOT W 70.1 FT OF 11
03980-006-0121 NCB 3980, BLK 6, LOT W 70.1 FT OF 12
03981-007-0112 NCB 3981, BLK 7, LOT E 50 FT OF 11 & 12
03981-007-0110 NCB 3981, BLK 7, LOT W IRR 42.55 OF 11 & 12
03981-007-0111 NCB 3981, BLK 7, LOT W IRR 50 FT OF E IRR 100 FT OF 11 & 12
06097-001-0010 NCB 6097, BLK 1, LOT E 50 FT OF 1
06097-001-0011 NCB 6097, LOT W 123 FT OF 1
06098-002-0011 NCB 6098, BLK 2, LOT 1, 2 & S IRR 50 FT OF 4
06098-002-0031 NCB 6098, BLK 2, LOT E 21.9 FT OF 3
06098-002-0034 NCB 6098, BLK 2, LOT E 31.5 FT OF W 61 FT OF 3
06098-002-0040 NCB 6098, BLK 2, LOT N 50 FT OF 4
06098-002-0013 NCB 6098, BLK 2, LOT W 29 FT OF 3
06306-000-0010 NCB 6306, LOT 1 AND 2
06512-001-0111 NCB 6512, BLK 1, LOT 11
06512-001-0130 NCB 6512, BLK 1, LOT 13 & S 50 FT OF 12
06512-001-0140 NCB 6512, BLK 1, LOT 14 & N 50 FT OF 12

06512-001-0150	NCB 6512, BLK 1, LOT 15
06512-001-0160	NCB 6512, BLK 1, LOT 16
06512-001-0170	NCB 6512, BLK 1, LOT 17
06512-001-0180	NCB 6512, BLK 1, LOT 18
06513-002-0120	NCB 6513, BLK 2, LOT 12
06513-002-0130	NCB 6513, BLK 2, LOT 13
06513-002-0141	NCB 6513, BLK 2, LOT 14, E 63.44 FT OF 15 & E 69.22 FT OF 16
06513-002-0170	NCB 6513, BLK 2, LOT 17
06513-002-0152	NCB 6513, BLK 2, LOT W 43.56 FT OF 15 & W 46.78 FT OF 16
06514-003-0120	NCB 6514, BLK 3, LOT 12
06514-003-0160	NCB 6514, BLK 3, LOT 16
06614-000-0020	NCB 6614, LOT 2 & 3
06614-000-0010	NCB 6614, LOT 1
06614-000-0110	NCB 6614, LOT 11
06614-000-0040	NCB 6614, LOT 3A & 4
06614-000-0050	NCB 6614, LOT 5
06614-000-0060	NCB 6614, LOT 6
06614-000-0070	NCB 6614, LOT 7
06614-000-0080	NCB 6614, LOT 8
06614-000-0090	NCB 6614, LOT 9 & 10
07438-000-0370	NCB 7438, LOT 37
07456-000-0100	NCB 7456, the eastern 200 feet of LOT 7, SE IRR 6.47 FT OF 8 & P-100
07456-000-0091	NCB 7456, the eastern 200 feet of LOT 9
07456-000-0061	NCB 7456, the western 200 feet of LOT A6B
07456-000-1030	NCB 7456, the western 200 feet of PT OF DIV 2 OR PT OF TR A 5 39 AC
07456-000-1022	NCB 7456, the western 200 feet of PT OF TR-A ARB P102
07464-003-0020	NCB 7464, BLK 3, the western 300 feet of LOT 2
07464-000-0018	NCB 7464, LOT NW IRR 1837.4 FT OF STINSON FIELD
07464-000-0017	NCB 7464, the western 300 feet of LOT SW IRR 738.0FT OF STINSON FIELD REF:07464-000-0030
07659-000-0030	NCB 7659, LOT 3
07659-013-0120	NCB 7659, LOT A
07659-000-0020	NCB 7659, LOT N 54.74 FT OF 1 & N IRR 54.74 FT OF 2
07659-013-0021	NCB 7659, LOT S IRR 144.25 FT OF 2
07659-013-0011	NCB 7659, LOT S IRR 145.26 FT OF 1

07659-013-0151 NCB 7659, the western 200 feet of LOT D & E

07660-001-0060 NCB 7660, BLK 1, LOT 6

07660-000-0025 NCB 7660, the eastern 200 feet of LOT TR-M & PT TR-4 ARB 4A,4B

07660-000-0026 NCB 7660, the eastern 200 feet of LOT TR-L,M1,M2,M3,W IRR PT TR-2,E PT TR 3,S PT TR-4, AND TR-J

07664-000-0450 NCB 7664, the western 200 feet of LOT 45 THRU 49

07664-000-0500 NCB 7664, the western 200 feet of LOT 50 THRU 54 & P-100 (PT OF ST CLOSURES) & NCB 7676 BLK LOT 27 & N IRR PT OF TR-1

07664-000-0112 NCB 7664, the western 200 feet of SAN JOSE PLAZA MISSION LANDS

07665-000-0095 NCB 7665, LOT 14 OR 9B & SW TRI 90.23 FT OF 9A

07665-000-0093 NCB 7665, LOT 9C & 9D

07665-000-0072 NCB 7665, the eastern 200 feet of LOT 8 & N 3'OF LOT 18-24, S 194.2'OF 8B & 9D

07665-000-0121 NCB 7665, the eastern 200 feet of LOT 9F AKA 9A & 9E AKA 9B

07665-000-0133 NCB 7665, the eastern 200 feet of LOT 9G & NE 102.55 FT OF 9H

07665-000-0180 NCB 7665, the eastern 200 feet of LOT NE IRR 64.36FT OF SW 657.53FT OF TR 10

07665-000-0220 NCB 7665, the eastern 200 feet of LOT SE IRR 153.6 FT OF NE IRR 211.3 FT OF SW 503.6 FT OF 12 & N TRI 73.67 FT OF

07665-000-0104 NCB 7665, the eastern 200 feet of LOTS 27, 30, 31, 32, 33, S IRR 149.88 FT OF 10 & NW IRR 349 FT OF 12

07665-000-0094 NCB 7665, the western 200 feet of LOT 9J & 9A EXC SW TRI 90.23 FT

07665-000-0160 NCB 7665, the western 200 feet of LOT MID PART OF 10A

07668-000-0120 NCB 7668, LOT 12

07668-000-0130 NCB 7668, LOT 13 & 14

07672-021-0220 NCB 7672, BLK 21, LOT 22

07672-021-0042 NCB 7672, BLK 21, LOT 9

07672-021-0043 NCB 7672, BLK 21, the eastern 200 feet of LOT 10, 11, & E IRR 215 FT OF TR-A NON-ADJACENT

07674-000-0012 NCB 7674, BLK C, the eastern 200 feet of LOT W PT OF 1R & 2A EXC NE TRI 50 FT X 90 FT

07674-200-0220 NCB 7674, BLK D, LOT 4A

07674-200-0230 NCB 7674, BLK D, LOT 4B

07674-200-0240 NCB 7674, BLK D, LOT 4C

07674-200-0271 NCB 7674, BLK D, the eastern 200 feet of LOT NE IRRG 46.31' OF 190' OF 4 OR PT OF TR 4

07674-300-0054 NCB 7674, BLK E, the western 200 feet of LOT E PT & MID PT OF TR-1

07674-300-0040 NCB 7674, LOT W IRR 235.5 FT OF TR 1

07674-300-0100 NCB 7674, LOT X

07674-300-0110 NCB 7674, LOT Y

07675-000-0205 NCB 7675, the western 200 feet of LOT 20D, 20E, NE IRR 302.01' OF 20F, 21D, & 43
07675-000-0209 NCB 7675, the western 200 feet of LOT S IRR 75.23 FT OF 20G
07676-000-0211 NCB 7676, LOT 21
07676-000-0340 NCB 7676, LOT 34
07676-000-0090 NCB 7676, LOT 5 A & N TRI 70 FT OF 4 B
07676-000-0360 NCB 7676, LOT A4
07676-000-0370 NCB 7676, LOT A5
07676-000-0060 NCB 7676, LOT N IRR 82.2 FT OF 3 & 4
07676-000-0350 NCB 7676, LOT S 37FT OF N 214FT OF 3 OR A3
07676-000-0080 NCB 7676, LOT S IRRG 190.4 OF 4B
07676-000-0010 NCB 7676, LOT TR-1
07676-000-0500 NCB 7676, the western 200 feet of LOT 18
07676-000-0351 NCB 7676, the western 200 feet of LOT 35
07676-000-0361 NCB 7676, the western 200 feet of LOT 36
07676-000-0210 NCB 7676, the western 200 feet of LOT 7
08619-000-0350 NCB 8619, LOT 35
08619-000-0380 NCB 8619, LOT 38
08619-000-0100 NCB 8619, LOT 4, 5B & E IRRG 23.1 FT OF 3
08619-000-0130 NCB 8619, LOT 6A
08619-000-0090 NCB 8619, the eastern 200 feet of LOT W IRRG 129 FEET OF 3
08619-000-0330 NCB 8619, the western 200 feet of LOT 33
08619-000-0360 NCB 8619, the western 200 feet of LOT 36
08619-000-0370 NCB 8619, the western 200 feet of LOT 37
08628-000-0020 NCB 8628, LOT 2
08628-000-0030 NCB 8628, the western 200 feet of LOT 3
09486-006-0130 NCB 9486, BLK 6, LOT 13
09486-006-0060 NCB 9486, BLK 6, the eastern 300 feet of LOT 6 EXC S 112.99 FT OF E 253.21 FT
09486-000-0020 NCB 9486, LOT TR 2
09486-006-0120 NCB 9491, BLK 6, LOT 12
09491-000-2590 NCB 9491, LOT 259 & 260
09491-000-2520 NCB 9491, LOT 252, 253 AND 254
09492-000-2610 NCB 9492, LOT 261 AND 262
09492-000-2630 NCB 9492, LOT 263, 264, 265, 266
09497-002-1390 NCB 9497, BLK 2, LOT 139 & G
09497-002-0921 NCB 9497, BLK 2, LOT 267, 268, & 269

09497-002-2700 NCB 9497, BLK 2, LOT 270
09800-005-0071 NCB 9800, BLK 5, the eastern 300 feet of LOT E IRR 544.3 FT OF 5
09802-007-0160 NCB 9802, BLK 7, LOT 16
09802-007-0120 NCB 9802, BLK 7, the eastern 300 feet of LOT 12
09802-007-0150 NCB 9802, BLK 7, the eastern 300 feet of LOT 15
11033-000-0020 NCB 11033, LOT 2
11033-000-0011 NCB 11033, the eastern 300 feet of LOT 1 & S IRR 27.0 FT OF 5A
11152-000-0010 NCB 11152, the eastern 300 feet of P-1
11153-000-0532 NCB 11153, the eastern 300 feet of LOT N IRR 331.88 FT OF 53
11156-000-0271 NCB 11156, LOT 27
11156-000-0023 NCB 11156, LOT E IRR 3,475 FT OF 2B & 3B
11156-000-0340 NCB 11156, LOT S 70 FT OF E 200 FT OF K
11156-000-0202 NCB 11156, the eastern 300 feet of LOT 20
11156-000-0075 NCB 11156, the eastern 300 feet of LOT 7,21,22, SW 178.69 FT OF 9 & N IRR 206.02 FT OF 9 ARB TR-48
11156-000-0194 NCB 11156, the eastern 300 feet of LOT E 345.77 FT OF 19
11156-000-0544 NCB 11156, the eastern 300 feet of LOT N IRR 215.36 FT OF E IRR 230.18 FT OF K
11156-000-0254 NCB 11156, the eastern 300 feet of LOT N IRR 290.82 OF E 1173.81' OF B
11156-000-0440 NCB 11156, the eastern 300 feet of LOT NE IRR 1723.07 FT OF M
11156-000-0087 NCB 11156, the eastern 300 feet of LOT P-8 & TR-C
11156-000-0081 NCB 11156, the eastern 300 feet of LOT S IRR 145.41 FT OF TR-B
11160-004-0810 NCB 11160, BLK 4, LOT 81
11160-004-0820 NCB 11160, BLK 4, LOT 82
11160-004-0901 NCB 11160, BLK 4, LOT N IRR 77.42 FT 90
11160-004-0850 NCB 11160, BLK 4, LOT N IRRG 117 FT OF 5A
11160-004-0904 NCB 11160, BLK 4, LOT S IRR 104.58 FT OF N 182 FT OF 90
11160-004-0903 NCB 11160, BLK 4, LOT SE IRR 15 FT OF 90
11160-004-0862 NCB 11160, BLK 4, the eastern 300 feet of LOT N IRRG 556.0 FT OF S 583.0 FT OF 5A
11168-001-0032 NCB 11168, BLK 1, the western 300 feet of LOT 3 & N 2 FT OF 2 REFER TO: 80200-101-0030
11168-001-0019 NCB 11168, BLK 1, the western 300 feet of LOT 1
11168-001-0042 NCB 11168, BLK 1, the western 300 feet of LOT 4
11168-001-0051 NCB 11168, BLK 1, the western 300 feet of LOT 5
11168-001-0022 NCB 11168, BLK 1, the western 300 feet of LOT S IRR 98.0 FT OF 2
11168-000-0346 NCB 11168, the western 300 feet of LOT SW 150 X 600' OF 16B ARB LOT 346

11169-001-0010 NCB 11169, BLK TR 1, the western 300 feet of LOT 1A
11169-000-0230 NCB 11169, LOT 23
11169-000-0240 NCB 11169, the western 300 feet of LOT 24
11169-000-0270 NCB 11169, the western 300 feet of LOT 27
11169-000-0280 NCB 11169, the western 300 feet of LOT 28
11169-017-0171 NCB 11169, the western 300 feet of LOT TR-17
11170-000-0134 NCB 11170, the western 300 feet of LOT 13/E IRR 974. 92 FT OF S 192.92 FT OF TR A
REFER TO 82300-000-0130/80400-000-0134
11170-000-0140 NCB 11170, the western 300 feet of LOT 14
11170-000-0011 NCB 11170, the western 300 feet of LOT NW IRR 160 FT OF A
11171-000-1220 NCB 11171, LOT 9
11172-000-1110 NCB 11172, the western 300 feet of LOT 13
11176-000-0240 NCB 11176, LOT 24
11176-000-0260 NCB 11176, LOT 26
11176-000-0234 NCB 11176, LOT NE 150 FT OF E 298.5 FT OF 23
11176-000-0232 NCB 11176, LOT NW 150 FT OF 23
11176-000-0233 NCB 11176, LOT SE 148.5 FT of 23
11176-000-1031 NCB 11176, the western 300 feet of LOT W480 OF TRC NCB 11177 LOT 4-14,15 EX E310
OF S139,16EX E300 OF S148.3 &17
11178-000-1540 NCB 11178, LOT 154
11178-000-1550 NCB 11178, LOT 155
11178-000-1630 NCB 11178, LOT 163
11178-000-1640 NCB 11178, the western 300 feet of LOT 164
11178-000-1650 NCB 11178, the western 300 feet of LOT 165 EXC NE 210.15 FT
11911-007-0240 NCB 11911, BLK 7, LOT 24
11911-007-0330 NCB 11911, BLK 7, LOT 33
11911-007-0250 NCB 11911, BLK 7, the eastern 200 feet of LOT 25
11911-007-0360 NCB 11911, BLK 7, the eastern 200 feet of LOT 36
11911-007-0341 NCB 11911, BLK 7, the eastern 200 feet of LOT E 200.41 FT OF 34
11911-007-0271 NCB 11911, BLK 7, the eastern 200 feet of LOT E 649FT OF NW IRR 822.73 FT OF 27
11911-007-0260 NCB 11911, BLK 7, the eastern 200 feet of LOT N IRR 271.36 FT OF TR-A
11918-014-0080 NCB 11918, BLK 14, LOT 8
11918-014-0090 NCB 11918, BLK 14, LOT 9
11918-014-0091 NCB 11918, BLK 14, LOT N IRR 135.4 FT OF TR-A
11919-015-0100 NCB 11919, BLK 15, LOT 10

- 11919-015-0140 NCB 11919, BLK 15, LOT 14
- 11919-015-0121 NCB 11919, BLK 15, LOT N IRRG 175 FT OF TR A
- 11919-015-0130 NCB 11919, BLK 15, the eastern 200 feet of LOT 13
- 14330-001-0030 NCB 14330, BLK 1, LOT 3
- 14330-001-0020 NCB 14330, BLK 1, the western 200 feet of LOT 2
- 15842-002-0010 NCB 15842, BLK 2, the eastern 300 feet of LOT 1
- 17198-001-0030 NCB 17198, BLK 1, the western 300 feet of LOT 3
- 17198-001-0040 NCB 17198, BLK 1, the western 300 feet of LOT 4

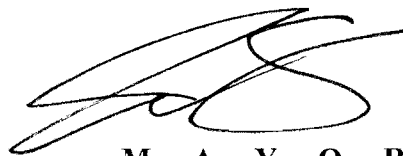
SECTION 2. The Corridor Plan that provides development standards for Metropolitan Corridor Overlay District 1 (MC-1) is attached hereto and incorporated herein for all purposes as **Exhibit "A"**.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Planning and Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.


SECTION 5. This ordinance shall become effective October 11, 2009.

PASSED AND APPROVED this 1st day of October 2009.



M A Y O R
JULIÁN CASTRO

ATTEST: 
City Clerk

APPROVED AS TO FORM: 
City Attorney
for