# N T C

# Precise Plan

## and Local Coastal Program

A plan for redeveloping Naval Training Center San Diego for civilian use

Prepared for McMillin NTC, LLC and the City of San Diego

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## F. MIXED USE AREA

### Governing Policies

There will be three land use precincts within the Mixed Use Area a civic, arts, and culture precinct (CACP); a commercial precinct; and a golf course precinct. An Historic District overlays all or part of the three precincts, and the public promenade crosses two precincts. The public promenade will be a major focus of pedestrian activity and provides a landscaped outdoor courtyard created by the arrangement of many historic buildings. In addition, a special Public Promenade Overlay, depicted on Figure 2.5(3) is applied to the corridor running through the Mixed Use Area. Consistent design treatment such as paving, landscaping, lighting, entryways, architectural treatments, windows, etc., shall be applied throughout the Overlay (in conformance with the provisions of the Historic District where applicable) and to the buildings facing either side of the public promenade in such a manner as to promote a pedestrian-friendly streetscape and character, and to ensure that this area is open and inviting to the public.

Demolition and new construction is anticipated particularly in regard to the creation of new parking opportunities within the Historic District and in eliminating buildings outside the District. Future demolition and/or new construction is allowed within the Mixed Use Area so long as it abides by regulations of the City of San Diego and, should it fall within the Historic District, is subject to review by the Historical Resources Board.

Within the Mixed Use Area, it is expected that 625,000 SF of existing developed space will be adaptively reused for a range of activities and services.

*Priority Uses* within the Mixed Use Area are virtually any office, commercial, educational, recreational, or light-industrial use that can tolerate high aircraft noise levels and function in a structure which, due to its age and historic designation, may be improved following the *Naval Training Center Guidelines for the Treatment of Historic Properties*. Desirable uses are office and administration, commercial, for-profit and non-profit institutional, low/no environmental impact research and development, museum, arts and cultural activities, live/work units, restaurants, marine-related uses, and public use areas

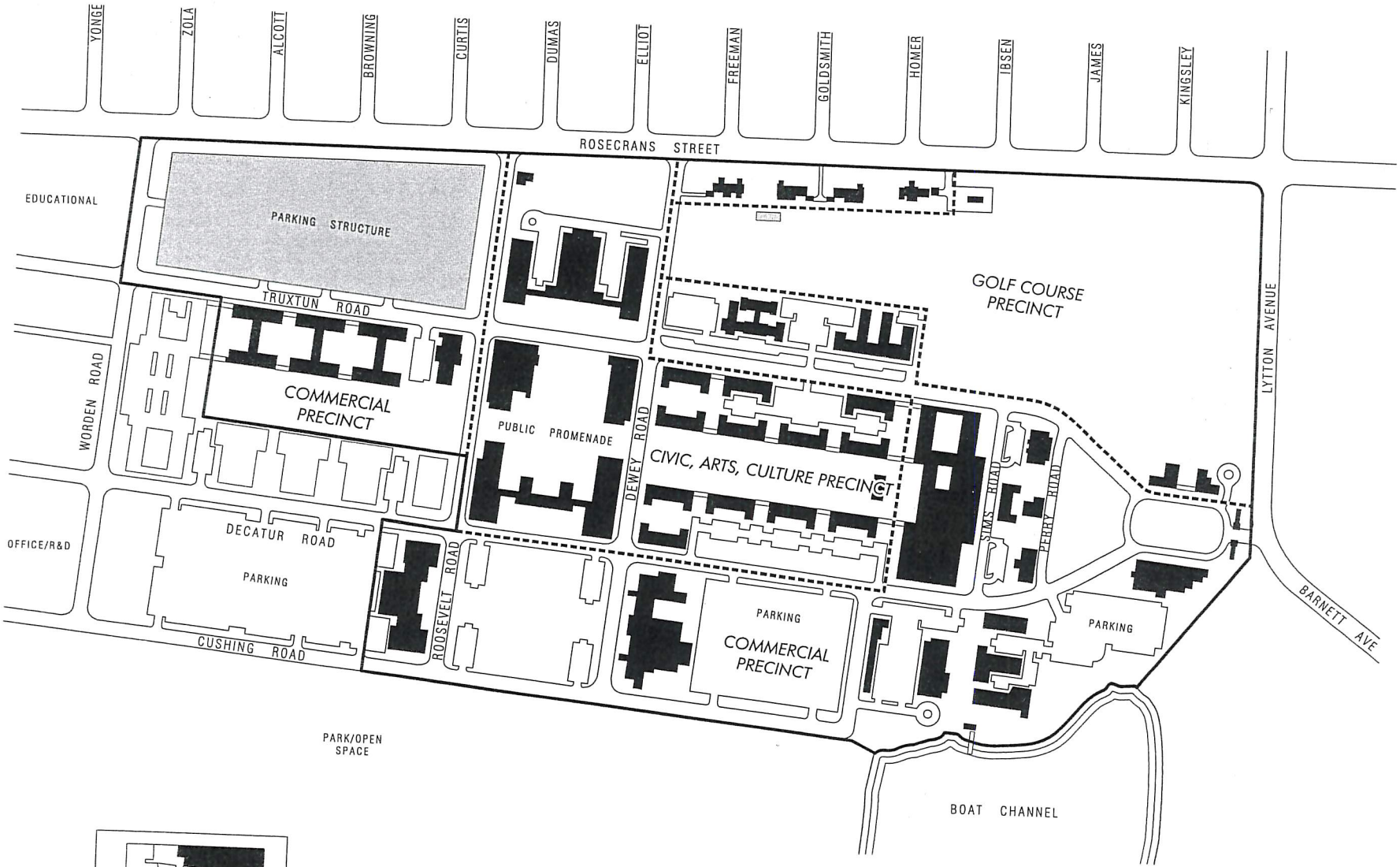
No single type of use should represent more than 50 percent of the total available square footage within the Mixed Use Area. On the ground floor level facing the promenade, businesses that are open to the public should be

encouraged so that an active pedestrian area can be promoted. Uses particularly appropriate in these ground floor spaces include but are not limited to galleries, museums, workshops for dance or crafts restaurants, and retail shops.

For the portion of the Mixed Use Area that lies within the RPZ, certain use restrictions apply. Figure 1.7 provides a graphic depiction of those areas impacted by the RPZ use restrictions. Appendix A provides use restrictions in the RPZ. These use restrictions provide notification requirements to the San Diego Unified Port District and shall guide approval of any proposed use within the Mixed Use Area that lies within the RPZ.

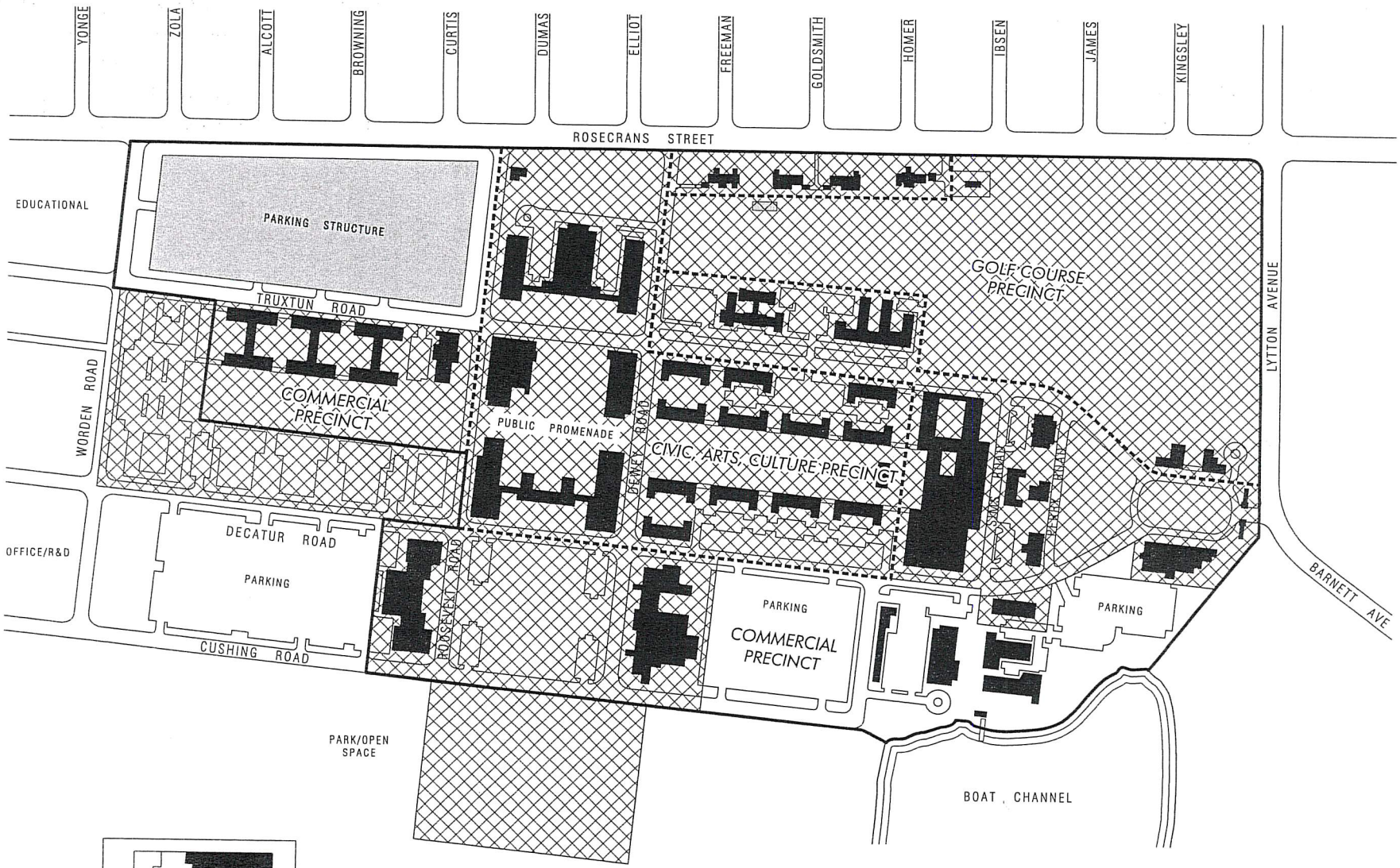
Most of the Mixed Use Area lies within a Visitor and Community Emphasis Overlay (VCEO) area. The intent of the VCEO is to ensure that adequate area is provided for uses which are visitor-serving and/or community-oriented in nature. The boundaries of the VCEO are shown on Figure 2.5 (4). It covers the entire publicly-owned land area in the northern portion of NTC, with the exception of a segment of land between the golf course and the Civic, Arts, and Culture Precinct that is within the Commercial Precinct. The VCEO area is subject to use restrictions, identified in Appendix B, designed to ensure that development in this area will be visitor-serving and community-oriented in nature. Residential, industrial, and research and development type uses are excluded from this area.

The NTC Historic District, as determined by the California State Historic Preservation Officer, is made up of 52 buildings and structures plus additional open space areas including the golf course. The 52 buildings contribute to the designation as an Historic District listed on the National Register of Historic Places. With limited exception, it is the exterior of these buildings and structures, plus certain historic open space/landscape areas, that are of particular historic significance. Interiors of 10 structures are considered to be historically significant: the commissary (Navy Building 1), the auditorium (Navy Building 35), the library (Navy Building 177), the commander's headquarters (Navy Building 200), the chapel (Navy Building 208), the swimming pool area of the gymnasium (Navy Building 210), and the entry vestibules (including the stairway at Quarters A), living rooms, dining rooms, and all fireplaces in the Officers Quarters A through D. Relocation or demolition of structures contributing to the Historic District, or construction of new buildings within the Historic District, can only occur through the formal process established by the City of San Diego Historical Resources Board.




Not To Scale
Rick Planning Group 4-27-01

figure 2.5(1)
*Mixed Use Area with Precincts*
NTC Precise Plan




NAVAL TRAINING CENTER SAN DIEGO, CALIFORNIA

NORTH

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figure 2.5(2)
*Mixed Use Area with Historic District*
NTC Precise Plan

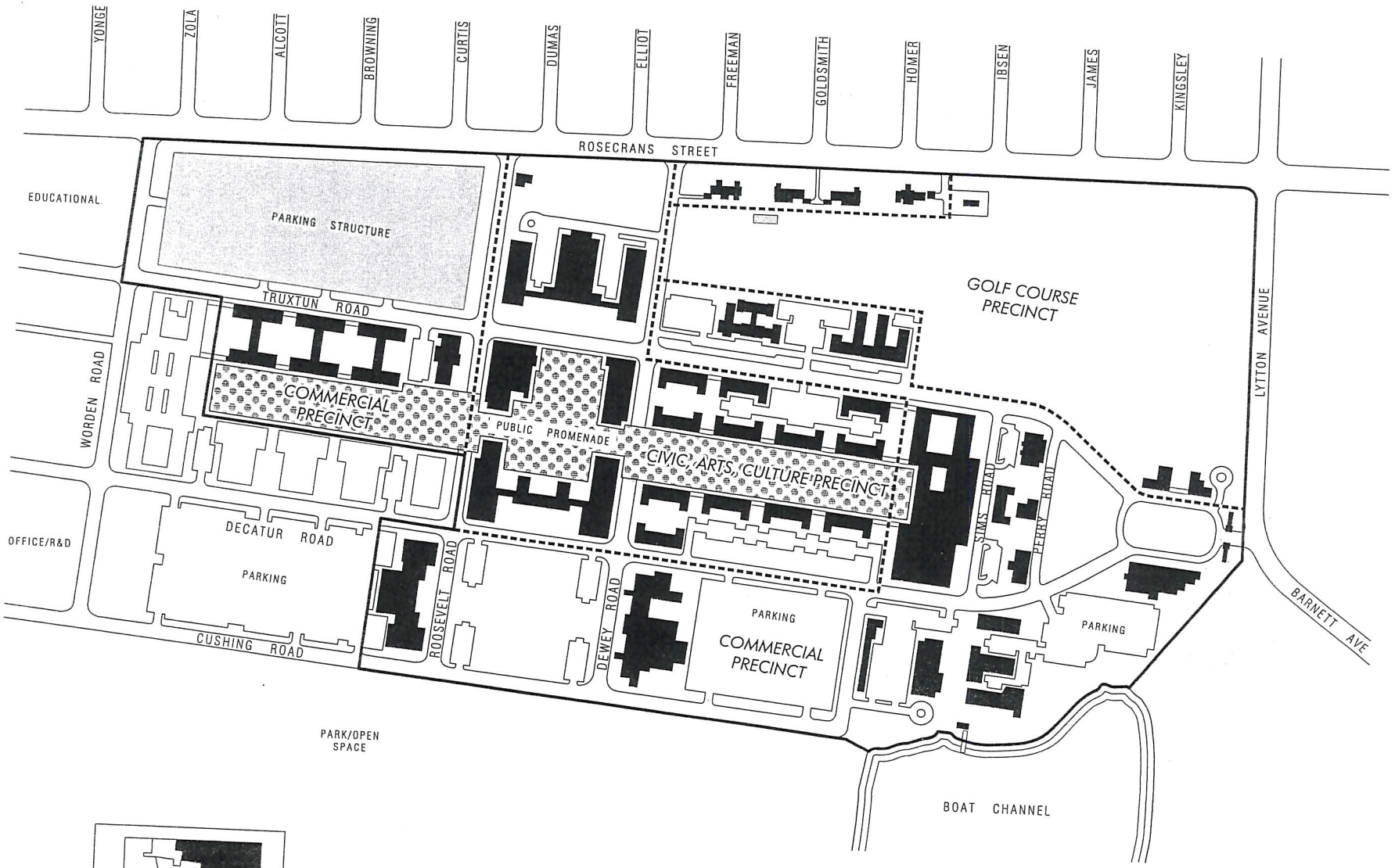



figure 2.5(3)

*Mixed Use Area with Public Promenade Overlay*

# NTC Precise Plan

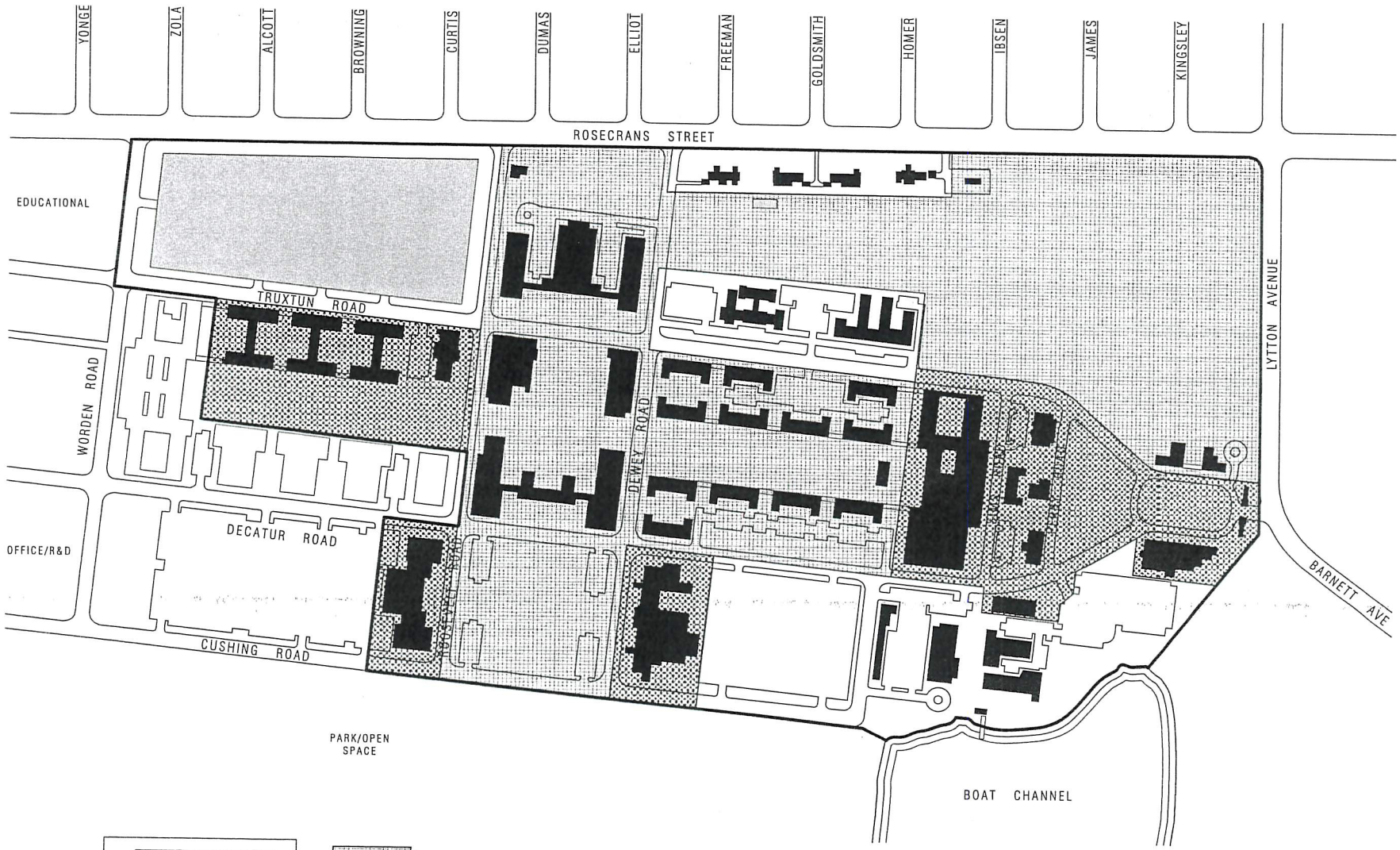
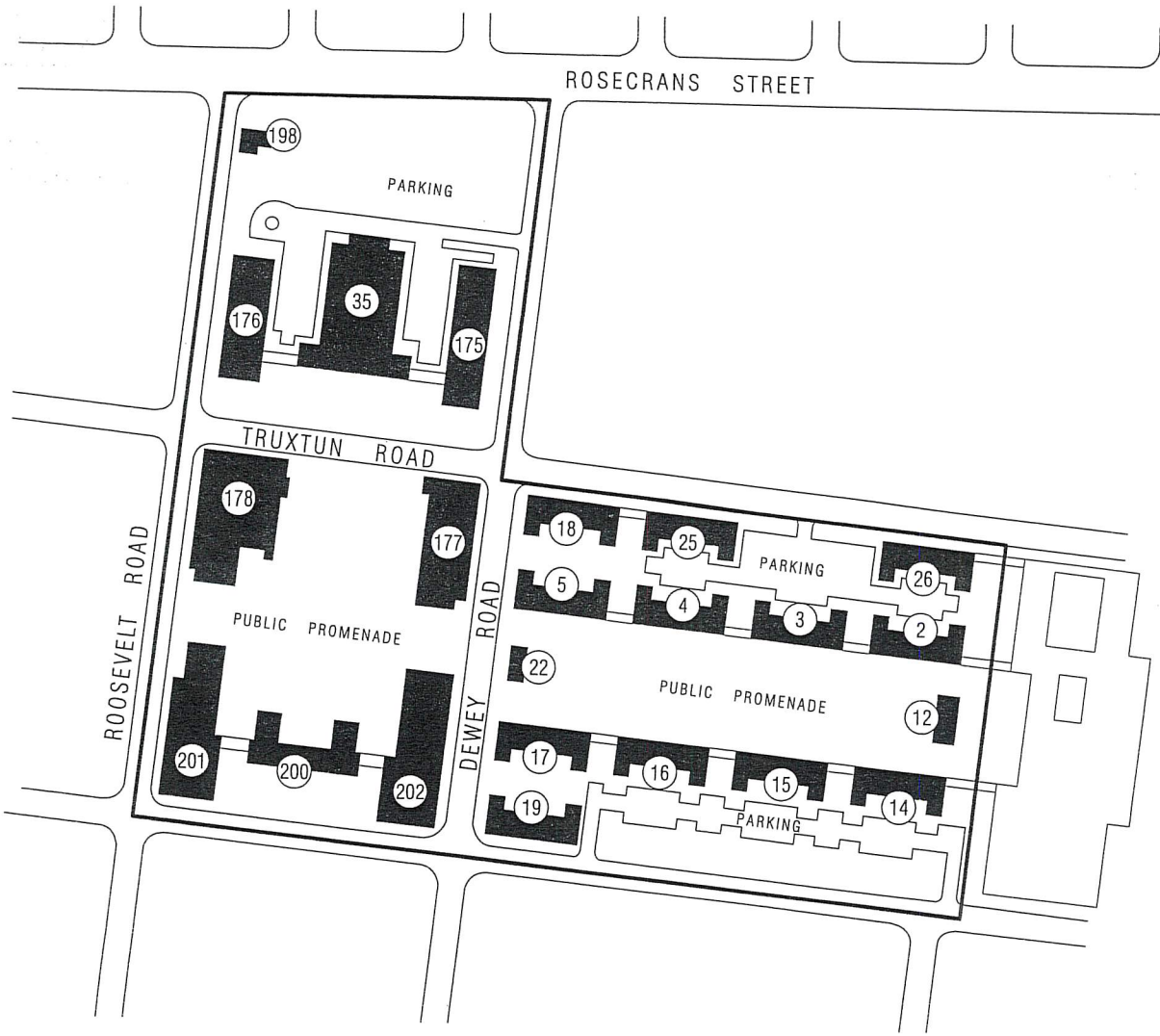
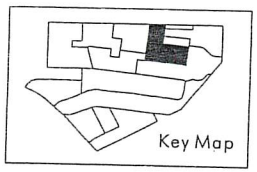



figure 2.5(4)
*Mixed Use Area*
*Visitor and Community Emphasis Overlay (VCEO)*
NTC Precise Plan




NORTH

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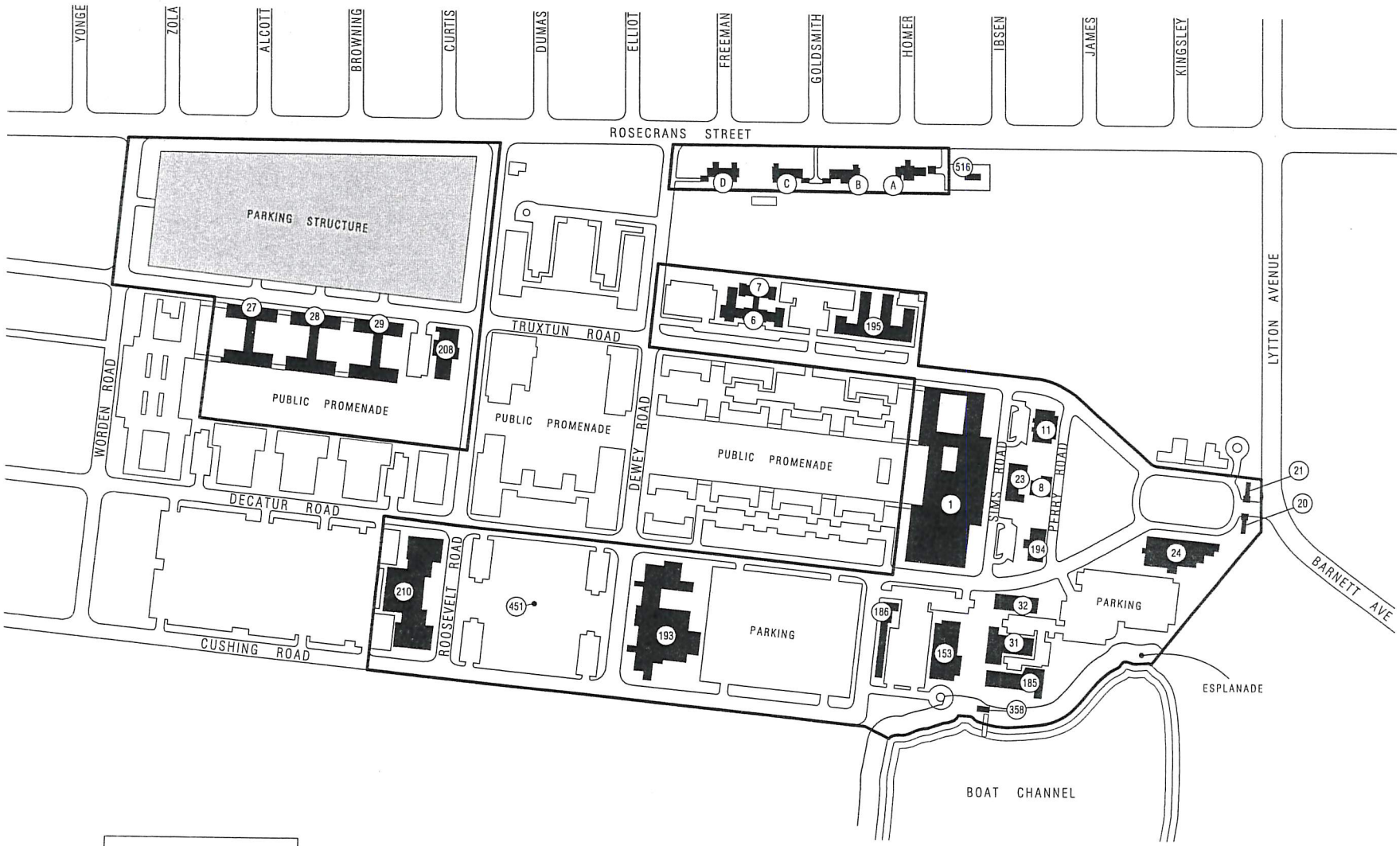
Rick Planning Group 11-1-00

figure 2.5a
*Civic, Arts, Culture Precinct*
NTC Precise Plan



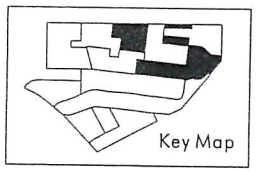




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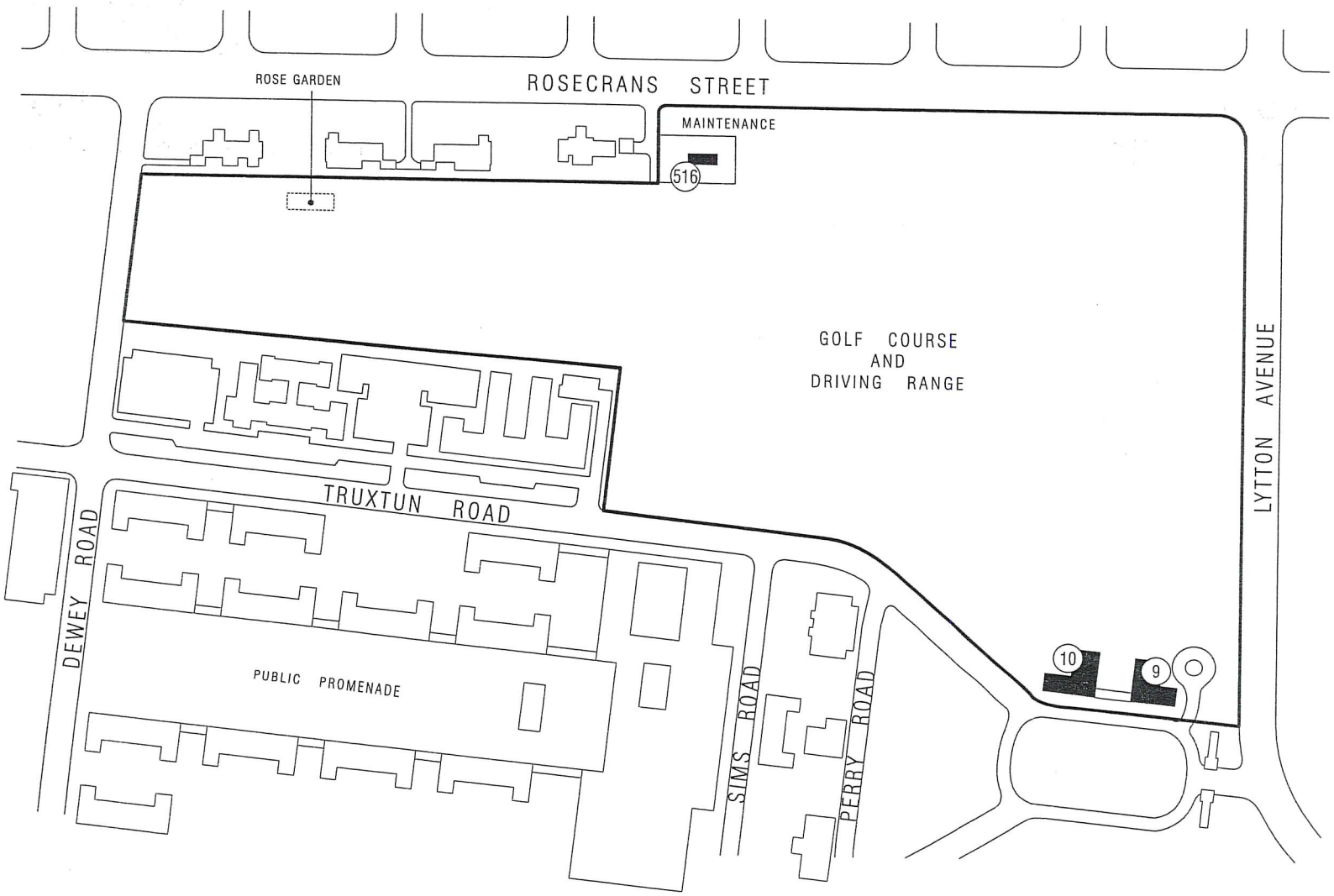
figure 2.5b
*Commercial Precinct*
NTC Precise Plan



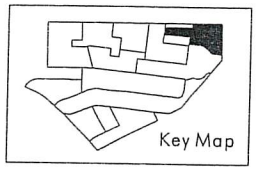




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figure 2.5c
*Golf Course Precinct*
NTC Precise Plan

### *a. Civic, Arts, and Culture Precinct (CACP)*

A typical tenant mix with the CACP shall include "resident" tenants such a non-profit offices, restaurants, museums, and retail activities associated with primary uses, and "non-resident" tenants who will use available spaces for primarily publicly-oriented conferences, classes, performances, meetings, and special events on a short-term basis.

The Civic, Arts and Culture Precinct will occupy some 300,000 SF within 22 historically-significant buildings. A non-profit foundation will operate and manage the CACP so that it reflects a mix of organizations, activities, and talents, as well as highlights elements of San Diego history.

The L-shaped CACP will be anchored by Navy Building 200 and its companion structures, Navy Buildings 201 and 202. These buildings may house the CACP Foundation administrative offices and become a natural first stop for visitors to NTC. Luce Auditorium (Navy Building 35) could be a performance venue for plays, lectures, poetry readings, film festivals, and the like. The building used by the Navy for a library (Navy Building 177) and one used as a retail outlet (Navy Building 178) present opportunities for arts, cultural, and educational uses.

Buildings used for barracks comprise a large number of the structures within the CACP. It is anticipated that they, along with other buildings, will be used for museums, non-profit office spaces, restaurants, retail spaces, meeting spaces, traditional and non-traditional classroom spaces, work spaces for artists, live/work spaces, and spaces for the performing and visual arts, lectures, festivals, temporary and permanent exhibits, and recreational activities. The central court promenade will support these uses by contributing a new outdoor venue that is an attraction on its own.

### *b. Commercial Precinct*

Uses within the commercial precinct include all those eligible for the CACP, plus for-profit office uses, retail establishments, restaurants, recreational uses and activities, light industrial uses, and special educational uses. Special provisions are to be made for Navy Buildings A, B, C, and D, which are the four officers' quarters depicted on Figure 2.5b, *Commercial Precinct.* Because of the historic character of these buildings, the City shall lease at least one of the four to function as a museum open to the public. The other three may be leased and made available to the public for such short term uses as a bed-and-breakfast, short-term rentals, or private residential leases. Revenues from the museum operation, as well as lease revenue from the

other three buildings, shall be used in whole or in part to support the museum, with the remaining funds to be allocated to the non-profit foundation that will operate and manage the CACP. A non-profit organization shall be designated to implement this arrangement.

### *c. Golf Course Precinct*

A public golf course has been operational at NTC for many years. It is anticipated that the area devoted to golf may be enlarged so that additional or reconfigured holes and a driving range may be constructed. Ancillary uses on the course are expected to include a club house, pro shop, and restaurant. Any future permit to expand the golf course within the boundaries of the Historic District will be evaluated in accordance with *NTC Guidelines for the Treatment of Historic Properties.* The course shall remain open to the public, and any proposal to convert the golf course to a private membership club would require an amendment to the Precise Plan and Local Coastal Program.

## Design Features

### *a. Civic, Arts, and Culture Precinct (CACP)*

A promenade - essentially a pedestrian-oriented linear park - will be developed in the courtyard created by parallel rows of historic buildings, as well as some new buildings developed within the office/R&D area. Along John Paul Jones Court and Lawrence Court - two large Navy "grinders" or marching fields - a mixture of landscape, hardscape, and public art will entice area residents and visitors to stroll among the historic structures and publicly-oriented uses that make up the heart of the Mixed Use Area.

Most buildings within the area have an intimate scale with a first story covered walkway and second story enclosed porches. Cross ventilation and surrounding natural light make it a choice spot for small, established, or start-up business. Parking is to be scattered throughout the area either in parking lots or as on-street parking.

In the Historic District, rehabilitation of buildings and structures must be based on the *Naval Training Center Guidelines for the Treatment of Historic Properties*.

### *b. Commercial Precinct*

Design considerations within the CACP also apply to the commercial precinct. In addition, reuse possibilities for structures and spaces in the

commercial precinct are:

- The four buildings along Rosecrans which once functioned as officer's quarters (Navy Buildings A, B, C, D) could be used as private homes or bed-and-breakfast establishments;

- The site along Rosecrans just north of the educational area, between Worden and Roosevelt Roads can provide space for parking, initially at grade and ultimately in a parking structure which could be "skinned" with residential and/or commercial uses;

- The barracks buildings (Navy Buildings 27, 28, 29) can be reused as offices, retail and meeting space, or as live/work studios which complement the CACP uses; and

- The gym (Navy Building 210) could be rehabilitated to modern fitness standards to feature swimming and sports courts.

At the north end of the Mixed Use Area could be a retail marketplace featuring restaurants, marine oriented crafts and services, entertainment, farmers markets, and other festive retail uses. Along with traditional retailers, uses that combine crafts, manufacturing, and education with retail sales are especially encouraged.

***c. Golf Course Precinct***

The nine-hole par three golf course should be improved and expanded to the extent feasible. Future plans may include adding additional holes. Because the park/open space area is of primary importance, any proposal to convert park land for golf course expansion would require an amendment to the Precise Plan.

Special consideration is required to assure that any expanded development of the golf course does not create negative impacts for neighboring residents, remains compatible with the Historic District, and is consistent with *NTC Guidelines for the Treatment of Historic Properties*.

| TABLE 2.7: NAVY BUILDINGS REMAINING IN THE MIXED USE AREA | | | | |
|---|---|---|---|---|
| **Navy Bldg No.** | **Est. Gross SF** | **Navy Use** | **Year Built** | **Precinct** |
| A | - | Officers Quarters A | 1923 | Commercial; Historic District |
| B | - | Captain's Quarters B | 1923 | Commercial; Historic District |
| C | - | Captain's Quarters C | 1923 | Commercial; Historic District |
| D | - | Officer's Quarter's D | 1923 | Commercial; Historic District |
| 1 | 75,700 | Community Facilities Bldg | 1922 | Commercial; Historic District |
| 2 | 12,700 | Barracks | 1922 | CACP; Historic District |
| 3 | 12,700 | Barracks | 1922 | CACP; Historic District |
| 4 | 12,700 | Barracks | 1922 | CACP; Historic District |
| 5 | 12,658 | Barracks | 1922 | CACP; Historic District |
| 6 | 8,658 | Medical Administration | 1922 | Commercial; Historic District |
| 7 | 3,600 | Dispensary/Eye Clinic | 1942 | Commercial; Historic District |
| 8 | 3,300 | Office/Storage | 1922 | Commercial; Historic District |
| 9 | 3,900 | Telephone Exchange (CATS) | 1922 | Golf Course; Historic District |
| 10 | 3,500 | Golf Clubhouse | 1922 | Golf Course; Historic District |
| 11 | 6,900 | Old Child Care Center | 1922 | Commercial; Historic District |
| 12 | 2,800 | Navy Relief | 1922 | CACP; Historic District |
| 14 | 12,700 | Barracks | 1923 | CACP; Historic District |
| 15 | 12,700 | Barracks | 1923 | CACP; Historic District |
| 16 | 12,700 | Barracks | 1923 | CACP; Historic District |
| 17 | 12,700 | Barracks | 1923 | CACP; Historic District |
| 18 | 12, 700 | Barracks | 1923 | CACP; Historic District |
| 19 | 12,700 | Barracks | 1923 | CACP; Historic District |
| 20 | 1,000 | Gate House #1 | 1923 | Commercial; Historic District |
| 21 | 1,000 | Pass/Decal Office | 1922 | Commercial; Historic District |
| 22 | 500 | Pump House/Heating System | 1924 | CACP; Historic District |
| 23 | 5,500 | Naval Investigative Service | 1924 | Commercial; Historic District |
| 24 | 16,100 | MWR Club | 1923 | Commercial; Historic District |
| 25 | 12,200 | Barracks | 1924 | CACP; Historic District |
| 26 | 13,400 | Barracks | 1924 | CACP; Historic District |
| 27 | 29,400 | Barracks | 1932 | Commercial; Historic District |
| 28 | 29,400 | Recruit Barracks | 1932 | Commercial; Historic District |
| 29 | 29,400 | Recruit Barracks | 1932 | Commercial; Historic District |
| 31 | 8,900 | Utilities Shop | 1937 | Commercial Precinct |
| 32 | 6,000 | Exchange Warehouse | 1937 | Commercial; Historic District |
| 35 | 20,400 | Auditorium 1 | 1941 | CACP; Historic District |
| 153 | 11,400 | Carpenter Shop | 1938 | Commercial Precinct |
| 158 | 600 | Storage | 1941 | Commercial; Historic District |
| 159 | 600 | Laundry Facility | 1941 | Commercial; Historic District |

**TABLE 2.7:**
**NAVY BUILDINGS REMAINING IN THE MIXED USE AREA**

| Navy Bldg No. | Est. Gross SF | Navy Use | Year Built | Precinct |
|---|---|---|---|---|
| 175 | 26,500 | School Bldg | 1941 | CACP; Historic District |
| 176 | 23,000 | School Bldg | 1941 | CACP; Historic District |
| 177 | 12,800 | Library | 1941 | CACP; Historic District |
| 178 | 41,000 | Navy Exchange | 1942 | CACP; Historic District |
| 185 | 8,500 | Public Works Shop Building | 1942 | Commercial Precinct |
| 186 | 7,400 | Security Office Bldg | 1942 | Commercial Precinct |
| 193 | 53,600 | Enlisted Personnel Club | 1942 | Commercial; Historic District |
| 194 | 4,300 | Administrative Office Bldg | 1942 | Commercial; Historic District |
| 195 | 17,400 | Hospital Dispensary/Navy Band | 1942 | Commercial; Historic District |
| 198 | 1,600 | Gate House #3 | 1942 | CACP; Historic District |
| 200 | 9,700 | NTC HQ Bldg | 1942 | CACP; Historic District |
| 201 | 23,100 | Personnel/Staff Civil Offices | 1942 | CACP; Historic District |
| 202 | 23,100 | Personnel Support Office | 1942 | CACP; Historic District |
| 207 | 600 | Laundry | 1942 | Commercial; Historic District |
| 208 | 7,900 | North Chapel | 1942 | Commercial; Historic District |
| 210 | 42,000 | Administration, Gym, Pool | 1942 | Commercial; Historic District |
| 358 | 500 | Boathouse | 1960 | Commercial Precinct |
| 451 | - | Flagpole | 1923 | Commercial Precinct |
| 516 | 1,000 | Golf Maintenance Shop | 1970 | Golf Course; Historic District |

**TABLE 2.8:**
**MIXED USE AREA DEVELOPMENT PROGRAM**

| | |
|---|---|
| Development Activity | Primarily reuse and rehabilitation of existing structures. |
| Estimated Gross Area | 107 Acres<br>25 - CACP<br>60 - Commercial Precinct<br>22 - Golf Course Precinct |
| Use Emphasis | Virtually any office, commercial, educational, recreational, or light-industrial use that can tolerate high aircraft noise levels and function in a structure which may only be improved following *Naval Training Center Guidelines for the Treatment of Historic Properties* as approved by the City of San Diego's Historical Resources Board. |

**TABLE 2.8:**
**MIXED USE AREA DEVELOPMENT PROGRAM**

| | |
|---|---|
| Height Maximum | 45' |
| Proposed Zoning | CR |

## G. PARK/OPEN SPACE AREA

### Governing Polices

The Park and Open Space area is intended to provide active and passive recreational opportunities for residents of the greater San Diego area and the surrounding Peninsula Community.

Active and passive recreational use will occur within the 40-acre waterfront park. An esplanade occupies 6 additional acres. The waterfront park area is expected to have both active and passive uses.

It is anticipated that candidates for the active use area include a community swimming pool or aquatic center and a lighted multi-use sports field and/or areas for court sports or general play such as might be found on open space lawn areas. Candidate uses for the passive recreational area include open assembly areas (e.g., spaces for special events and festivals), game tables, and/or spaces for such passive activities as painting, nature study, reading, or sunning.

A 100-foot setback from the edge of the boat channel will be reserved for the esplanade. This area will be developed into a landscaped pedestrian, bicycle, and recreational trail that allows for continuous public access along the water.

*Priority Uses are* active and passive recreation facilities, community-serving athletic facilities, tot lots, picnic facilities, comfort stations, nature interpretive features, and visitor commercial uses appropriate for a public park. Child care is also permitted.

*Other Uses* may include regional-serving recreational facilities and visitor serving commercial uses appropriate for a public park.

Development within the Park and Open Space area will be defined in a General Development Plan prepared via a process sponsored by the City of San Diego Park and Recreation Department (see Chapter VI).

For that portion of the Park and Open Space Area that lies within the RPZ, certain use restrictions apply. Figure 1.7 provides a graphic depiction of those areas impacted by the RPZ use restrictions. Appendix A provides use restrictions in the RPZ. These use restrictions provide notification requirements to the San Diego Unified Port District and shall guide approval of any proposed use within the Open Space Area that lies within the designated RPZ

**Design Features**

Sidewalks and internal paths will connect the residential, office, and mixed use areas of NTC to the waterfront park. The esplanade will parallel the edge of the boat channel and connect with the public promenade in the mixed use and residential areas, and eventually with the walkway planned along the Bay to Bay canal.

A plaza will bring visitors near the water via a major public space extending from Navy Building 200 though Ingram Plaza to the boat channel. The plaza represents a major link between the Historic District and the waterfront, and is conceived as a site for public gatherings, strolling, and snack carts.

Along the park near the top of the boat channel, the public esplanade shall deepen to about 250-feet from the water's edge, then taper westerly so that it transition into the narrower esplanade at the very top of the boat channel. This widened corner area allows for naturalizing, contouring, or otherwise changing the shape of the channel edge at a future time.

**TABLE 2.9:**
**NAVY BUILDINGS REMAINING IN PARK/OPEN SPACE AREA**

| Navy Building Number | Est. Gross Square Footage | Navy Use | Year Built |
|---|---|---|---|
| 453 | - | Gun Platform No. 1 | 1945 |
| 454 | - | Gun Platform No. 2 | 1945 |
| 580 | 500 | Public Toilet | 1983 |
| 603 | 600 | Public Toilet | 1988 |
| 619 | 19,700 | Child Development Center | 1992 |

# USE RESTRICTIONS FOR VISITOR AND COMMUNITY EMPHASIS OVERLAY

## 1. Purpose of Use Restrictions

The purpose of these use restrictions is to provide clear, concise and explicit criteria for land uses within the Visitor and Community Emphasis Overlay (VCEO), as depicted in Figure 2.5(4).

Restrictions on use in the VCEO are defined in terms of types of activities of uses which are considered likely to detract from the visitor and community-oriented nature of the Mixed Use Area. While the entire Mixed Use Area is expected to be zoned with the City of San Diego CR (Commercial – Regional) designation, some uses normally allowed within the CR Zone are specifically excluded from the VCEO.

The following is a complete list of uses allowed in the CR 1-1 Zone. Please refer to Figure 2.5(4) for the limits of Zone "A" and Zone "B".

| USE | ZONE A | ZONE B |
|---|---|---|
| **Open Space** | | |
| Agricultural Equipment Repair Shops | No | No |
| **Residential - Including Separately Regulated Uses** | | |
| Multiple Dwelling Units | No | No |
| Boarder & Lodger Accommodations | No | No |
| Fraternities, Sororities & Student Dormitories | No | No |
| Home Occupations | No | No |
| Housing for Senior Citizens | No | No |
| Live/Work Quarters | Yes [1] | Yes [1] |
| Residential Care | No | No |
| Transition Housing | No | No |
| **Institutional - Separately Regulated Uses** | | |
| Airports | No | No |
| Botanical Gardens | Yes | Yes |
| Cemeteries | No | No |
| Churches | No | Yes[2] |
| Communication Antennas: Minor Facility | No | Yes |
| Communication Antennas: Major/Satellite Facility | No | No |
| Educational Facility K-12 | No | No |
| Educational Facility, College/University | Yes [3] | No |

| USE | ZONE A | ZONE B |
|---|---|---|
| Educational Facility, Vocational & Trade School | Yes [4] | Yes [4] |
| Energy General/Distribution | No | No |
| Exhibit Halls & Convention Facilities | Yes | Yes |
| Flood Control Facilities | No | No |
| Homeless Facilities | No | No |
| Hospitals & Nursing Facilities | No | No |
| Museums | Yes | Yes |
| Major Transmission Switching Stations | No | No |
| Social Service Institutions | Yes [5] | Yes [5] |
| **Retail Sales, including Separately Regulated Uses** | | |
| Building Supplies & Equipment | No | No |
| Food, Beverages and Groceries | Yes | Yes |
| Consumer Goods, Furniture, Art & Decorative Items | Yes [6] | Yes |
| Pet & Pet Supplies | No | No |
| Sundries, Pharmaceuticals & Convenience Sales | Yes | Yes |
| Wearing Apparel & Accessories | Yes | Yes |
| Alcoholic Beverage Outlets | Yes | Yes |
| Swap Meetings & Large Outdoor Retail Facilities | No | No |
| Farmer's Markets | Yes | Yes |
| Craft Fairs | Yes | Yes |
| **Commercial Services, including Separately Regulated Uses** | | |
| Building Services | No | No |
| Business Support | No | Yes [4] |
| Eating & Drinking Establishments | Yes | Yes |
| Financial Institutions >500 SF | No | Yes [4] |
| Funeral and Mortuary Services | No | No |
| Maintenance & Repair (Consumer Goods) | No | No |
| Offsite Services | No | No |
| Personal Services | Yes | Yes |
| Assembly & Entertainment | Yes | Yes |
| Public Radio and Television Studios | Yes | No |
| Visitor Accommodations | Yes | Yes |
| Adult Entertainment Establishments | No | No |
| Bed & Breakfast Facilities | Yes | Yes |
| Hostels | Yes | Yes |
| Boarding Kennels | No | No |
| Camping Parks | No | No |
| Child Care Centers | Yes | Yes |
| Small/Large Family Day Care Homes | No | No |
| Eating & Drinking Establishments | Yes | Yes |
| Fairgrounds | No | No |
| Golf Courses, Driving Ranges, Pitch & Putt | Yes | No |

| USE | ZONE A | ZONE B |
|---|---|---|
| Helicopter Landing Facilities | No | No |
| Instructional Studios | Yes | Yes [4] |
| Massage Establishments, Specialized Practice | No | No |
| Nightclubs & Bars (>5,000 SF) | Yes | Yes |
| Outpatient Medical Clinics | No | No |
| Parking Facilities as a primary use | Yes | Yes |
| Private Clubs, Lodges, Fraternal Organizations | Yes [5] | Yes [5] |
| Privately Operated Outdoor Recreation Facilities | Yes | Yes |
| Pushcarts | Yes | Yes |
| Recycling Facilities | Yes [7] | Yes [7] |
| Sidewalk Cafes | Yes | Yes |
| Sports Arenas & Stadiums | No | No |
| Theaters that are outdoor or > 5,000 SF | Yes | Yes |
| Veterinary Clinics & Hospitals | No | Yes |
| Zoological Parks | No | No |
| **Offices, including Separately Regulated Uses** | | |
| Non-Profit Organizations | Yes [5] | Yes [5] |
| Business and Professional | No | Yes [4] |
| Government | Yes [8] | No |
| Medical, Dental & Health Practitioner | No | Yes [4] |
| Regional & Corporate Headquarters | No | No |
| Onsite Sales and Leasing Offices | Yes | Yes |
| Sex Offender Treatment & Counseling | No | No |
| **Vehicle & Vehicular Equipment Sales & Service, including Separately Regulated Uses** | | |
| Commercial Vehicle Repair & Maintenance | No | No |
| Commercial Vehicle Sales & Rentals | No | No |
| Personal Vehicle Repair & Maintenance | No | No |
| Personal Vehicle Sales & Rentals | No | No |
| Vehicle Equipment & Supplies Sales & Rentals | No | No |
| Automobile Service Stations | No | Yes |
| Outdoor Storage & Display of new vehicles | No | No |
| **Wholesale, Distribution, Storage** | | |
| Temporary Construction Storage Yards | No | No |
| **Industrial** | | |
| Research & Development | No | No |
| Trucking and Transportation Terminals | No | No |
| Marine Uses in the Commercial Zone | No | No |
| Processing & Packaging of Plant/Animal Products | No | No |

| USE | ZONE A | ZONE B |
|---|---|---|
| **Signs** | | |
| Allowable Signs | Yes | Yes |
| Reallocation of Sign Area Allowance | Yes | Yes |
| Revolving Projecting Signs | No | No |
| Signs with Automatic Changing Copy | Yes | Yes |
| Theater Marquees | Yes | Yes |

1 - 2nd Floor of Buildings 27, 28, 29 only
2 - Churches <5,000 SF allowed on 2nd Floor only, except Navy Chapel 208
3 - 2nd floor only. Educational facilities will be permitted that are consistent with the priority uses of the Civic Arts and Culture Precinct. As an example, an art or music school would be permitted; a general education college would not be permitted.
4 - 2nd floor only.
5 - 2nd floor only, and any floor of Buildings 175 and 176.
6 - Within Zone 'A,' Consumer Goods, Furniture, Art & Decorative Items shall be limited to those which serve needs consistent with the priority uses of the Civic Arts and Culture Precinct. As an example, art galleries and art supply stores would be permitted; automobile supply stores would not be permitted.
7 - Small collection facilities only.
8 - Maximum 10,000 square feet