3.0 Policies and Regulatory Provisions

This chapter sets forth the policies, regulatory procedures and standards for implementing the East Otay Mesa Specific Plan. The policies and regulations are premised on several objectives:

- Achieve a high quality industrial and business district through good site planning and building design;
- Protect sensitive environmental resources;
- Accommodate land uses and building types appropriate to an international industrial district;
- Coordinate development with a comprehensive planned network of regional and local roads; and
- Provide public facilities and services prior to or concurrent with need.

These policies and regulatory procedures and standards shall apply to SubArea 1 of the East Otay Mesa Specific Plan.

These policies, regulatory procedures and standards shall apply to SubArea 1 of the East Otay Mesa Specific Plan. The use and employment of land, buildings or structures, and the construction, reconstruction, alteration, expansion, or relocation of any building, structure or use upon the land, shall conform to these regulations. No land, building, structure or premises shall be used for any purpose or in any manner other than as permitted in the district in which such land, building, structure, or premise is located, except as provided by the Nonconforming Use provisions of the County's Zoning Ordinance.

3.1 Land Use Regulations

Land use districts in the East Otay Mesa Specific Plan SubArea 1 Area, as shown in Figure 2.1-1, include Technology Business Park, Activity Nodes, Commercial Center (overlay), Light Industrial, Heavy Industrial, and Conservation/Limited Use. It should also be noted that all uses shall comply with applicable portions of Section 6300 et seq. of the County Zoning Ordinance: Performance Standards. Regarding noise measurements, uses in the Activity Node and Commercial Center shall comply with Section 6310.b; uses in the Technology Business Park shall comply with Section 6310.c; uses in the Light Industrial areas shall comply with Section 6310.d; uses in the