

ORDINANCE NO. **10246**  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0430.1 RELATING TO THE C-1 ZONE.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0430.1 to read as follows:

SEC. 101.0430.1 C-1 ZONE

A. PURPOSE AND INTENT

The C-1 Zone is primarily intended to accommodate establishments providing a full range of consumer goods and services. In addition, this zone permits wholesaling and warehousing activities on a limited scale.

Zone C-1 is adaptable to most older commercial centers as well as to various strip commercial developments.

B. PERMITTED USES

In the C-1 Zone, no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Any use permitted in the CA Zone.
2. Retailing of goods and dispensing of services from the following establishments:
  - a. Feed stores.
  - b. Funeral parlors.
  - c. Ice delivery stations.
  - d. Moving and household storage facilities.
  - e. Newspaper plants.

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- f. Pawn shops.
  - g. Radio and television broadcasting studios.
  - h. Transportation terminals.
  - i. Storage garages.
  - j. Wedding chapels.
3. The following service commercial uses, provided that the floor area of any establishment does not exceed 5,000 square feet:
- a. Cleaning and dyeing works (including rugs, carpets and upholstery if entirely within an enclosed building with not more than ten employees).
  - b. Custom shops for curtains, draperies, floor coverings, upholstery and wearing apparel.
  - c. Laundries (if entirely within an enclosed building with not more than ten employees).
  - d. Lithography shops.
  - e. Plumbing shops (provided that any open storage areas are completely enclosed by walls, or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage of merchandise, materials, equipment or other goods, to a height greater than that of any enclosing wall or building).
4. Wholesaling or warehousing of goods and merchandise (provided that the floor area occupied for such use per establishment does not exceed 5,000 square feet).
5. Outdoor advertising display signs subject to the following limitations:

- a. If freestanding, the height shall not exceed 50 feet measured vertically from the base at ground level to the apex of the sign.
  - b. If on a roof, the height shall not exceed 15 feet measured vertically from the highest point of the roof to the apex of the sign.
6. Any other use which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this section and consistent with the purpose and intent of this zone. The adopted resolution embodying such finding shall be filed in the office of the City Clerk.
  7. Accessory uses for any of the foregoing permitted uses, including the following signs:
    - a. Wall signs as defined in Section 95.0101 provided that no such sign shall project above the nearest parapet or eave of the building to which affixed.
    - b. One single or double-faced freestanding sign facing or adjacent to each street abutting the property.
    - c. Wall signs on interior walls which project through, and not more than ten feet above, the roof of the building.
    - d. Roof signs as defined in Section 95.0101 provided they do not exceed a height of 15 feet measured vertically from the highest point of the roof to the apex of the sign.

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- e. One directional sign located at each driveway entering or leaving the premises.
- f. One wall or freestanding sign for each street frontage designating the premises for sale, rent or lease.
- g. The height of any freestanding sign shall not exceed the height of the highest building on the premises or 50 feet measured vertically from the base at ground level to the apex of said sign, whichever is higher.
- h. Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights, except that any portion of a freestanding sign may rotate at a maximum speed of eight revolutions per minute.

C. SPECIAL REGULATIONS

All accessory uses shall be located in the same building as the permitted use or uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, patio or other similar area.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations and standards:

1. Minimum Lot Dimensions.

- a. Area - 5,000 square feet.
- b. Street frontage - 50 feet.
- c. Width - 50 feet.
- d. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards - Lots That Abut Residential Zones.

If any portion of the rear lot line abuts residentially zoned property, a ten-foot rear yard adjoining said lot line shall be provided.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be six.

4. Regulations for Residential Development.

All buildings, improvements, or portions thereof, erected, constructed, converted, established, altered or enlarged in this zone which are designed or intended for living purposes shall be located above the ground floor and shall observe minimum front, side and rear yards and maximum coverage and density as required in the R-4 Zone as set forth in Section 101.0413. In those cases where the premises are occupied or proposed to be occupied by both commercial and residential uses, the minimum front, side and rear yards and maximum coverage and density shall be determined and computed without regard to

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the buildings or portions thereof to be occupied by the commercial uses.

5. Other applicable property development regulations are contained in Division 6 of this Article.

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B" above, shall be provided with a minimum of off-street parking spaces on the same lot or premises (except as otherwise provided in Division 8) as follows:
  - a. For apartments, multiple dwellings and group dwellings, one parking space for each dwelling unit containing not more than one bedroom and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.
  - b. For hotels, motels, one parking space for each guest room or suite.
  - c. For private clubs and similar establishments, one parking space for each guest room or one parking space for each 400 square feet of gross floor area, whichever is greater.
  - d. For theaters, other than drive-in theaters, and places of assembly not otherwise provided for in this section, one parking space for each three fixed seats, or one space for each 21 square feet of floor area where there are no fixed seats.
  - e. For other permitted uses, one parking space for each 400 square feet of gross floor area.
2. Where ambiguity exists in the application of these off-street parking requirements or where any use

not specified in paragraph "B" above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in this zone.

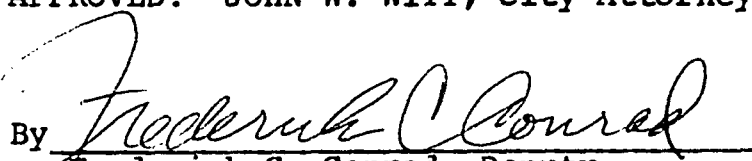
3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of this Article.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

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APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad, Deputy

FCC:sl  
Rev. pages 1, 3, 5  
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SAN DIEGO, CALIF. 92

Passed and adopted by the Council of The City of San Diego on FEB 24 1970,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

FRANK CURRAN  
Mayor of The City of San Diego, California.

JOHN LOCKWOOD  
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

FEB 10 1970, and on FEB 24 1970.

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

JOHN LOCKWOOD  
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Ordinance  
Number 10246 Adopted FEB 24 1970



ATTORNEY (S)

\* CITY OF SAN DIEGO  
202 "C" Street  
San Diego, California 92101

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING  
SECTION 101,0430.1 RELATING TO THE C-1 ZONE

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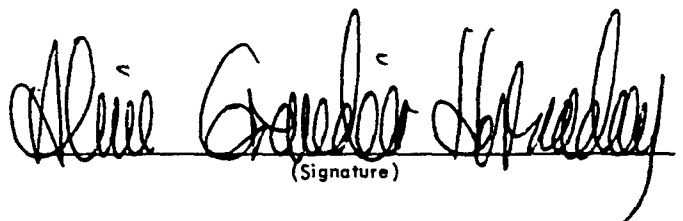
I, **Aline Grandier Hornaday** hereby certify  
that **The Daily Transcript** is a daily newspaper of general  
circulation within the provisions of the Government Code of  
the State of California, printed and published in the City of  
San Diego, County of San Diego, State of California; that  
I am the ~~principal clerk of the~~ printer of said newspaper;  
that the

ORDINANCE NO. 10246 (NEW SERIES)

to a true and correct copy of which this certificate is annexed  
was published in said newspaper on

March 6, 1970

I certify under penalty of perjury that the foregoing is  
true and correct, at San Diego, California,  
on March 6, 1970

  
(Signature)

29 1/2" \$118.00

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(NEW SERIES)

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**B. PERMITTED USES**

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  - a. Feed stores.
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    - e. For other permitted uses, one parking space for each 400 square feet of gross floor area.
  2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in paragraph "B" above is found to be a permitted use, the off-street parking requirements shall be consistent with that for similar uses in this zone.
  3. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of this Article.
- Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.  
Introduced on February 10, 1970.  
Passed and adopted by the Council of The City of San Diego on February 24, 1970.

AUTHENTICATED BY:

FRANK CURRAN,  
Mayor of The City of San Diego, California.  
JOHN LOCKWOOD,  
City Clerk of The City of San Diego, California.  
By ELFA F. HAMEL, Deputy.

(SEAL)  
Published March 6, 1970

W-503