

ORDINANCE NO. 10797  
(New Series)

MAR 14 1972

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF  
THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION  
101.0432.1 RELATING TO THE C 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 amending Section 101.0432.1 to read  
as follows:

SEC. 101.0432.1 C ZONE

A. PURPOSE AND INTENT

The C Zone is 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 imposes minimal  
off-street parking requirements; therefore, application  
of this zone should be restricted to those locations where  
the nature of the commercial development is such as to make  
it impractical or undesirable to require off-street parking.

B. PERMITTED USES

In the C 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 C-1 Zone.
2. Ambulance service.

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3. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
4. 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.
5. Accessory uses for any of the foregoing permitted uses, including signs.

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 - 2,500 square feet.
  - b. Street frontage - 25 feet.

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c. Width - 25 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.

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

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

E. OFF-STREET PARKING REGULATIONS

1. Every premises used for apartments shall be provided with a minimum of one off-street parking space for each dwelling unit.
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. 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.

APPROVED: JOHN W. WITT, City Attorney

By

  
Frederick C. Conrad, Deputy

FCC:cav  
7/1/71

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Passed and adopted by the Council of The City of San Diego on MAR 14 1972,  
by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON  
Mayor of The City of San Diego, California.

EDWARD NIELSEN  
City Clerk of The City of San Diego, California.

(Seal)

By Judith A. Wilson, 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 22 1972, and on MAR 14 1972

~~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.

EDWARD NIELSEN  
City Clerk of The City of San Diego, California.

(Seal)

By Judith A. Wilson, Deputy.

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Office of the City Clerk, San Diego, California		MAY 1 1978
Ordinance Number	<u>10797</u>	Adopted <u>MAR 14 1972</u>



1. Minimum Lot Dimensions.  
a. Front - 25 feet  
b. Side - 25 feet  
c. Width - 25 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.  
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. Regulations for Residential Development.  
All buildings, improvements on portions thereof, erected, constructed, converted, established, altered or enlarged in this zone which are designed or intended for living purposes 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 the buildings or portions thereof to be occupied by the commercial uses.  
Other applicable property development regulations are contained in Division G of this Article.

**OFF-STREET PARKING REGULATIONS**

1. Every premises used for apartments shall be provided with a minimum of one off-street parking space for each dwelling unit.

2. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in paragraph 1B 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. 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 22, 1972.

Passed and adopted by the Council of The City of San Diego on March 14, 1972.

AUTHENTICATED BY:  
PETE WILSON,  
Mayor of The City of  
San Diego, California.  
EDWARD NIELSEN,  
City Clerk of The City of  
San Diego, California.  
By JUDITH A. DILLON,  
Deputy.

(SEAL)  
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