

ORDINANCE NO. 10975 JAN 16 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE  
1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL  
CODE BY AMENDING SECTION 101.0423 RELATING  
TO THE CO ZONE.

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

Section 1. That Chapter X, Article 1, Division 4 of  
the San Diego Municipal Code be amended by amending Section  
101.0423 to read as follows:

SEC. 101.0423 CO ZONE  
(Commercial Office)

A. PURPOSE AND INTENT

The CO Zone is primarily intended to provide for business  
and professional offices and certain allied services normally  
associated with such offices. The CO Zone will normally be  
applied to encourage grouping of these office uses adjacent  
to such institutional facilities as hospitals, clinics and  
research complexes, or adjacent to major concentration of  
commercial activities.

B. PERMITTED USES

In the CO 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. Business and professional office uses. Such uses  
may include accountants, advertising agencies,  
architects, attorneys, contractors, doctors,

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engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

2. The following businesses and services provided they are located on the same lot or premises as a use or uses listed in paragraph "B.1." and provided the combined gross floor area of all such uses shall not exceed 25 percent of the combined gross floor area of the uses permitted under paragraph "B.1." existing on the same lot or premises:

- a. Addressing, secretarial and telephone answering services.
- b. Business machine sales display and service.
- c. Drafting and blueprint services.
- d. Electronic data processing, tabulating and record keeping services.
- e. Medical appliance sales.
- f. Office furniture and equipment sales.
- g. Pharmacies.
- h. Restaurants.
- i. Travel bureaus.

3. Apartments.

4. Labor unions (no hiring halls) and trade associations.

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5. Medical, dental, biological and X-ray laboratories.
6. Private clubs, fraternal organizations and lodges.
7. Public utility electric substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Board of Architectural Review.
8. Any other uses 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.
9. Accessory uses for any of the foregoing permitted uses including the following:

- a. Signs.

The following regulations shall apply:  
one sign visible from the exterior of the building and designating the permitted principal use of the premises shall be permitted fronting each street. The sign for each street frontage shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three-tenths of a square foot for each lineal foot of

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street frontage of the premises, whichever is the lesser area, provided that the sign on any one premises need not be less than eight square feet in area.

Signs shall be attached to but not project more than 16 inches beyond the faces of the building, nor project above the parapet or eaves of the building. Face of signs shall be parallel to the face of the building.

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. However, neither of the foregoing regulations shall be applicable to signs or accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the permitted uses.

D. PROPERTY DEVELOPMENT REGULATIONS

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

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1. Minimum Lot Dimensions.

- a. Area - 5,000 square feet.
- b. Street frontage - 50 feet, except that for any lot which fronts principally on a turnaround or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 30 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.

- a. Front - 15 feet.
- b. Side.
  - (1) Interior - four feet, except that the interior side yard specified herein shall be increased three feet for each story above two.
  - (2) Street - ten feet, except that the minimum shall be:

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- (a) Nine feet for any lot having a width of 45 feet but less than 50 feet.
  - (b) Eight feet for any lot having a width of 40 feet but less than 45 feet.
  - (c) Seven feet for any lot having a width of 35 feet but less than 40 feet.
  - (d) Six feet for any lot having a width of 30 feet but less than 35 feet.
  - (e) Five feet for any lot having a width of less than 30 feet.
- c. Rear - 15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.
  - d. Exceptions to Front Yard and Street Side Yard Regulations. Off-street parking may be located within the required front and street side yards adjoining the required landscaped strip abutting public street rights-of-way.
3. Maximum Coverage.
- a. Interior Lot - 50 percent.
  - b. Corner Lot - 60 percent.

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4. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

5. 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, maximum coverage, density and floor area ratio as required in the R-2A Zone as set forth in Section 101.0410. 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.

6. Outdoor Storage.

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted or accessory use located on the same premises, and provided that:

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- a. Such storage is confined to an area not to exceed five percent of the gross floor area of the permitted building or buildings.
- b. The storage area shall be completely enclosed by walls or buildings or a combination thereof. Said walls and buildings shall be not less than six feet in height.
- c. 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.

7. Landscaping.

Prior to the use and occupancy of any premises, a strip of land within said premises abutting public street rights-of-way (except for approved ways of ingress and egress) shall be suitably landscaped with shrubs, trees and ornamental ground cover. Said strip shall have a minimum depth of five feet and an area equal in square feet to ten times the length of the property line abutting public street rights-of-way (except for approved ways of ingress and egress). Any portion of said landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area. Prior

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to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled, "Developmental Standards and Operational Standards - Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Developmental Standards and Operational Standards - Landscaped Strips" referred to above.

8. 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

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with a minimum of off-street parking spaces on the same lot or premises as follows:

- a. For apartments, 1.3 parking spaces for each dwelling unit containing not more than one bedroom and 1.6 parking spaces for each dwelling unit containing two or more bedrooms.
  - b. For areas used for banquet rooms, dining, dancing or the serving of drinks, one parking space for each 80 square feet of floor area.
  - 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 other uses permitted in the CO Zone (except distribution substations and gas regulators), 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 requirement shall be consistent with that for similar uses in this zone.

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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 and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

RECEIVED  
MAY 1 1978  
CITY OF DENVER

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad  
Frederick C. Conrad, Chief Deputy

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MAY 1 1978

FCC:nr  
Rev. 1-8-73  
CO Zone

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Passed and adopted by the Council of The City of San Diego on JAN 16 1973,  
 by the following vote:

RECEIVED  
 1972 NOV 30 AM 9:50  
 SAN DIEGO, CALIF.

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input 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 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"/>
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 Mary Anne Meese, 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

JAN 2 1973

JAN 16 1973

, and on \_\_\_\_\_.

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 Mary Anne Meese, Deputy.

**MICROFILMED**  
**MAY 1 1978**

Office of the City Clerk, San Diego, California	
Ordinance Number	JAN 16 1973
	10975 Adopted

numerical Ord  
w Orig Ord JB

RECEIVED  
CITY CLERK'S OFFICE  
1973 FEB 12 PM 12:03  
SAN DIEGO, CALIF. JB

ATTORNEY (S)

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

AMENDING SECTION 101.0423

I, Patricia M. Applestill hereby certify that San Diego 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 said newspaper; that the

ORDINANCE NO. 10975 (NEW SERIES)

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

January 26, 1973

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

February 5, 1973

*Patricia M. Applestill*  
(Signature)

37" = 155.40 01967

# ORDINANCE NO. 10975

(New Series)

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### B. PERMITTED USES

In the CO 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. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
2. The following businesses and services provided they are located on the same lot or premises as a use or uses listed in paragraph "B.1." and provided the combined gross floor area of all such uses shall not exceed 25 percent of the combined gross floor area of the uses permitted under paragraph "B.1." existing on the same lot or premises:
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  - e. Medical appliance sales.
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  - g. Pharmacies.
  - h. Restaurants.
  - i. Travel bureaus.
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6. Private clubs, fraternal organizations and lodges.
7. Public utility electric substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Board of Architectural Review.
8. Any other uses 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.

9. Accessory uses for any of the foregoing permitted uses including the following:

#### a. Signs.

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- a. Area—5,000 square feet.
- b. Street frontage—50 feet, except that for any lot which fronts principally on a turnaround or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 30 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.

- a. Front—15 feet.
- b. Side.
  - (1) Interior—four feet, except that the interior side yard specified herein shall be increased three feet for each story above two.
  - (2) Street—ten feet, except that the minimum shall be:
    - (a) Nine feet for any lot having a width of 45 feet but less than 50 feet.
    - (b) Eight feet for any lot having a width of 40 feet but less than 45 feet.
    - (c) Seven feet for any lot having a width of 35 feet but less than 40 feet.
    - (d) Six feet for any lot having a width of 30 feet but less than 35 feet.
    - (e) Five feet for any lot having a width of less than 30 feet.
- c. Rear—15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.
- d. Exceptions to Front Yard and Street Side Yard Regulations. Off-street parking may be located within the required front and street side yards adjoining the required landscaped strip abutting public street rights-of-way.

3. Maximum Coverage.

- a. Interior Lot—50 percent.
- b. Corner Lot—60 percent.

4. Maximum Floor Area Ratio.

The maximum floor area ratio shall be two.

5. Regulations for Residential Development.

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6. Outdoor Storage.

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted or accessory use located on the same premises, and provided that:

- a. Such storage is confined to an area not to exceed five percent of the gross floor area of the permitted building or buildings.
- b. The storage area shall be completely enclosed by walls or buildings or a combination thereof. Said walls and buildings shall be not less than six feet in height.
- c. 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.

7. Landscaping.

Prior to the use and occupancy of any premises, a strip of land within said premises abutting public street rights-of-way (except for approved ways of ingress and egress) shall be suitably landscaped with shrubs, trees and ornamental ground cover. Said strip shall have a minimum depth of five feet and an area equal in square feet to ten times the length of the property line abutting public street rights-of-way (except for approved ways of ingress and egress). Any portion of said landscaped strip which exceeds 25 feet in depth shall not be included in calculating the required area. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in the document entitled, "Developmental Standards and Operational Standards—Landscaped Strips," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Landscaping and required watering system shall be installed prior to the use of the premises. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Developmental Standards and Operational Standards—Landscaped Strips" referred to above.

8. 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 as follows:

- a. For apartments, 1.3 parking spaces for each dwelling unit containing not more than one bedroom and 1.6 parking spaces for each dwelling unit containing two or more bedrooms.
- b. For areas used for banquet rooms, dining, dancing or the serving of drinks, one parking space for each 80 square feet of floor area.
- 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 other uses permitted in the CO Zone (except distribution substations and gas regulators), 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 requirement 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 and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

Introduced on January 2, 1973.

Passed and adopted by the Council of The City of San Diego on January 16, 1973.

AUTHENTICATED BY:

PETE WILSON,  
Mayor of The City of San Diego, California.  
EDWARD NIELSEN,  
City Clerk of The City of San Diego, California.  
By MARY ANNE MEASE, Deputy.

(SEAL)

Published January 26, 1973

X-911