

ORDINANCE NO. 10979 JAN 16 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE  
BY ADDING SECTION 101.0433 RELATING TO THE  
CBD 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 adding Section 101.0433  
to read as follows:

SEC. 101.0433 CBD ZONE  
(Central Business District)

A. PURPOSE AND INTENT

The CBD Zone is intended to accommodate establish-  
ments providing a full range of consumer goods and services.  
In addition, the zone permits high density residential  
development with reduced parking regulations to encourage  
a mixture of residential and commercial uses within the  
CBD Zone. It is intended that the CBD Zone be applied  
to the Centre City area of the City.

B. PERMITTED USES

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

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1. Any use permitted in the C Zone.
2. 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.
3. 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, 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.
  - c. Width - 25 feet.

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- 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. Side interior - none, except that a four-foot side yard shall be provided if any portion of the side lot line abuts residentially zoned property. Such side yard shall be increased three feet for each story above two.
- b. Rear - none, except that a 15-foot rear yard shall be provided if any portion of the rear lot line abuts residentially zoned property. Such rear yard shall be increased three feet for each story above two.
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 exclusively for residential

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purposes or for occupancy by mixed commercial and residential uses shall observe minimum front, side and rear yards and maximum coverage floor area ratio and density as required in the R-4C Zone as set forth in Section 101.0415.

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, Chief Deputy

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MAY 1 1978

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

10979

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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 9:54  
 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input type="checkbox"/>	<input checked="" 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 Nease, 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, and on JAN 16 1973

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 Nease, Deputy.

**MICROFILMED**

**MAY 1 1978**

Office of the City Clerk, San Diego, California

Ordinance Number 10979 Adopted JAN 16 1973

02021

*numerical Ord  
to Orig Ord*

RECEIVED  
CITY CLERK'S OFFICE  
1973 FEB 12 PM 12:06  
SAN DIEGO, CALIF. *β*

ATTORNEY (S)

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

ADDING SECTION 101.0433

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. 10979 (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)

16" = 67.20 02022

## ORDINANCE NO. 10979

(New Series)

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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 adding Section 101.0433 to read as follows:

### SEC. 101.0433 CBD ZONE (Central Business District)

#### A. PURPOSE AND INTENT

The CBD Zone is intended to accommodate establishments providing a full range of consumer goods and services. In addition, the zone permits high density residential development with reduced parking regulations to encourage a mixture of residential and commercial uses within the CBD Zone. It is intended that the CBD Zone be applied to the Centre City area of the City.

#### B. PERMITTED USES

In the CBD 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 Zone.
2. 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.
3. Accessory uses for any of the foregoing permitted uses including signs.

#### C. SPECIAL REGULATIONS

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1. Minimum lot dimensions.
  - a. Area—2,500 square feet.
  - b. Street frontage—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.

- a. Side interior—none, except that a four-foot side yard shall be provided if any portion of the side lot line abuts residentially zoned property. Such side yard shall be increased three feet for each story above two.
- b. Rear—none, except that a 15-foot rear yard shall be provided if any portion of the rear lot line abuts residentially zoned property. Such rear yard shall be increased three feet for each story above two.

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 exclusively for residential purposes or for occupancy by mixed commercial and residential uses shall observe minimum front, side and rear yards and maximum coverage floor area ratio and density as required in the R-4C Zone as set forth in Section 101.0415.

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.

Introduced on January 2, 1973.

Passed and adopted by the Council of The City of San Diego on January 18, 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 MBASE, Deputy.

(SEAL)

Published January 26, 1973

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