

ORDINANCE NO. 10984 FEB 1 1973
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0432 RELATING TO
THE CS 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 101.0432
to read as follows:

SEC. 101.0432 CS ZONE
(General Commercial)

A. PURPOSE AND INTENT

The CS 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. The CS Zone is adaptable
to older commercial centers as well as to strip commercial
developments. The sign regulations of this zone are re-
latively restrictive.

B. PERMITTED USES

In the CS 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 the following signs:
 - a. Signs on the faces of buildings are permitted provided that no such signs shall project above the nearest parapet or eave of the building to which the signs are attached. The aggregate sign area for each street frontage on ^{any} given premises shall not exceed one square foot for each linear foot of street frontage or 25 square feet, whichever is larger. In addition, the following identification signs shall be permitted:
 - (1) One single or double-faced freestanding sign located adjacent to each entrance or exit driveway to a parking lot. Such signs shall not exceed 12 square feet in area nor a height of 12 feet measured vertically from the base at ground level to the apex of the sign.

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(2) One sign on the exterior wall at each side or rear entrance to a store, shop or place of business provided that no such sign shall project above the nearest parapet or eave of the building to which it is attached, and provided further, that no such sign shall be attached to the perimeter framing of the building or to the face of canopies or porch roofs. No such sign shall have an area exceeding 12 and 1/2 square feet or one-half square foot for each linear foot of street frontage of the premises, whichever is larger.

b. For each street frontage of a premises, one sign attached to the wall or one freestanding sign designating the premises for sale, rent or lease is permitted, providing such sign has a maximum area of eight square feet and a height, if freestanding, not exceeding 12 feet measured vertically from the base at ground level to the apex of the sign.

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c. Where the face of the building sets back from the property line in excess of 20 feet, single or double-faced freestanding signs, in addition to those on the building, are permitted, provided that:

(1) No part of such signs shall extend over public property or have a height exceeding 20 feet measured vertically from the base at ground level to the apex of the sign.

(2) The total area of all such signs on any street frontage of the premises shall not exceed four-tenths of a square foot per linear foot of street frontage or 37 and 1/2 square feet, whichever is smaller.

d. Any sign on property zoned CS, not in compliance with paragraph "B." herein, shall be removed within three years from the effective date of the ordinance establishing the CS Zone on said property.

e. Signs permitted by paragraph "B." herein which are attached to walls or a face of a building, shall be parallel to the wall or the face of the building and shall project not more than 16 inches therefrom.

- f. Signs permitted herein may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing lights.

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.

a. Side.

(1) 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 - zero 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. Maximum Driveway Width.

No driveway shall exceed a width of 30 feet measured at the property line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises.

4. 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

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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. 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, 1.3 parking spaces for each dwelling unit containing not more

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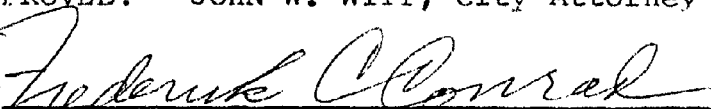
than one bedroom and 1.6 parking spaces for each dwelling unit containing two or more bedrooms.

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.

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.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad, Chief Deputy

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Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Meuse, 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 18 1973

FEB 1 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 Meuse, Deputy.

RECEIVED
CITY CLERK'S OFFICE
1973 JAN 29 AM 11:21
SAN DIEGO, CALIF.

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MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number 10984 Adopted FEB 1 1973

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JB

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CITY CLERK'S OFFICE

1973 MAR -1 PM 2:18

SAN DIEGO, CALIF. *JS*

ATTORNEY (S)

CITY OF SAN DIEGO
202 "C" Street
12th Floor
Community Concourse
San Diego, California

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

CS ZONE

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. 10984 (NEW SERIES)

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

February 9, 1973

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

February 21, 1973

Patricia M. Applestill
(Signature)

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B. PERMITTED USES
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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 18, 1973.

Passed and adopted by the Council of The City of San Diego on February 1, 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 February 9, 1973

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