

ORDINANCE NO. 10985 FEB 1 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE  
BY AMENDING SECTION 101.0432.1 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, Division 4 of the  
San Diego Municipal Code be amended by amending Section  
101.0432.1 to read as follows:

SEC. 101.0432.1 C ZONE  
(General Commercial)

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. The C Zone is adaptable  
to older commercial centers as well as to strip commercial  
developments.

B. PERMITTED USES

In the C 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:

1. Any use permitted in the CA Zone.
2. Ambulance service.

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3. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
4. 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.
  - f. Pawn shops.
  - g. Radio and television broadcasting studios.
  - h. Transportation terminals.
5. The following commercial service 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 per shift.
  - 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 per shift.
  - d. Lithography shops.

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- 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.
6. Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per lot or premises does not exceed 5,000 square feet.
7. 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.
8. 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 - 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

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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. 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. 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 of this Code. In those cases

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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 Chapter X, Article 1, Division 8 of this Code, as follows:

- a. For apartments, multiple dwellings and group dwellings, 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.

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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 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

FCC:nr  
1-24-73  
Rev.

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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 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 18 1973

FEB 1 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 Nease*, Deputy.

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MAY 1 1978

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

Office of the City Clerk, San Diego, California

Ordinance Number **10985** Adopted FEB 1 1973



RECEIVED  
CITY CLERK'S OFFICE  
1973 MAR -1 PM 2:18  
SAN DIEGO, CALIF. *JS*

ATTORNEY (S)

\*City of San Diego  
Community Concourse  
202 "C" Street  
San Diego, California

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

THE C 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. 10985 (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)

24 1/2 = 102,962121

## ORDINANCE NO. 10985

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 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, Division 4 of the San Diego Municipal Code be amended by amending Section 101.0432.1 to read as follows:

### SEC. 101.0432.1 C ZONE (General Commercial)

#### 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. The C Zone is adaptable to older commercial centers as well as to strip commercial developments.

#### 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 CA Zone.
2. Ambulance service.
3. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
4. 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.
  - f. Pawn shops.
  - g. Radio and television broadcasting studios.
  - h. Transportation terminals.
5. The following commercial service 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 per shift.
  - 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 per shift.
  - 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.
6. Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per lot or premises does not exceed 5,000 square feet.
7. 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.
8. Accessory uses for any of the foregoing permitted uses, including signs.

#### C. SPECIAL REGULATIONS

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#### 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. 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 of this Code. 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 number of off-street parking spaces on the same lot or premises, except as otherwise provided in Chapter 9, Article 1, Division 8 of this Ordinance, as follows:
    - a. For apartments, multiple dwellings and group dwellings, parking spaces for each dwelling unit containing not more than one bedroom and 1.5 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.
  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 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