

ORDINANCE NO. 11001 MAR 6 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE  
BY AMENDING SECTION 101.0418 RELATING TO  
THE CP 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  
101.0418 to read as follows:

SEC. 101.0418 CP ZONE  
(Commercial Parking)

A. PURPOSE AND INTENT

The CP Zone is intended to provide off-street parking areas  
for usable passenger automobiles on the surface of the land  
or within parking structures. Usually, the CP Zone will be  
applied in conjunction with established commercial areas in  
order to provide needed or required off-street parking.

B. PERMITTED USES

In the CP 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. Off-street parking lots and parking build-  
ings for the parking of usable, registered  
passenger automobiles operated under the  
conditions, regulations, and standards in-  
cluding landscaping specified in Division 3  
of this Article.

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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 parking attendant shelters and on-premise signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 11 and Chapter IX, Article 5, Division 1 of this Code.

C. SPECIAL REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used for parking purposes unless such building observes the following regulations:
  - a. Minimum yards.
    - (1) Front - ten feet.
    - (2) Side.
      - (a) Interior - zero 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) Street - ten feet except that the minimum shall be:

- 1) Nine feet for any lot having a width of 45 feet but less than 50 feet.
- 2) Eight feet for any lot having a width of 40 feet but less than 45 feet.
- 3) Seven feet for any lot having a width of 35 feet but less than 40 feet.
- 4) Six feet for any lot having a width of 30 feet but less than 35 feet.
- 5) Five feet for any lot having a width of less than 30 feet.

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- (3) 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.
- (4) Exceptions to front and street side yard regulations. Off-street parking may be located within the required front yard and street side yard adjoining the required landscaped strip abutting public street rights-of-way.

b. 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

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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 this Code. Landscaping and required watering system shall be installed prior to 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.

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2. All accessory uses shall be located on the same premises as the permitted use or uses which they serve.

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  
Frederick C. Conrad, Chief Deputy

FCC:nr  
Rev. 2-14-73  
CP Zone

-6-

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Passed and adopted by the Council of The City of San Diego on MAR 6 1973,  
by the following vote:

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CITY CLERK'S OFFICE

1973 FEB -5 PM 4:25

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Mease, 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 20 1973, and on MAR 6 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 Mease, Deputy.

MICROFILMED

MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number 11001 Adopted MAR 6 1973

ATTORNEY (S)

\* CITY OF SAN DIEGO  
202 "C" Street  
12th Floor  
San Diego, California 92101

RECEIVED  
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1973 APR -5 AM 8:59

SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

RELATING TO THE CP 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. 11001

to a true and correct copy of which this certificate is annexed was published in said newspaper on March 15, 1973

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on  
March 22, 1973

*Patricia M. Applestill*  
(Signature)

1974

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**ORDINANCE NO. 11001**  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0418 RELATING TO THE CP 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 101.0418 to read as follows:

SEC. 101.0418 CP ZONE  
(Commercial Parking)

A. PURPOSE AND INTENT

The CP Zone is intended to provide off-street parking areas for usable passenger automobiles on the surface of the land or within parking structures. Usually, the CP Zone will be applied in conjunction with established commercial areas in order to provide needed or required off-street parking.

B. PERMITTED USES

In the CP 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. Off-street parking lots and parking buildings for the parking of usable, registered passenger automobiles operated under the conditions, regulations, and standards including landscaping specified in Division 8 of this Article.
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 parking attendant shelters and on-premise signs constructed, fabricated, erected, installed, attached, fastened, placed, positioned, operated and abated in accordance with the regulations as set forth in Chapter X, Article 1, Division 11 and Chapter IX, Article 5, Division 1 of this Code.

C. SPECIAL REGULATIONS

1. No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used for parking purposes unless such building observes the following regulations:

a. Minimum yards.

(1) Front—ten feet.

(2) Side.

(a) Interior—zero 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) Street—ten feet except that the minimum shall be:

- 1) Nine feet for any lot having a width of 45 feet but less than 50 feet.
- 2) Eight feet for any lot having a width of 40 feet but less than 45 feet.
- 3) Seven feet for any lot having a width of 35 feet but less than 40 feet.
- 4) Six feet for any lot having a width of 30 feet but less than 35 feet.
- 5) Five feet for any lot having a width of less than 30 feet.

(3) 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.

(4) Exceptions to front and street side yard regulations. Off-street parking may be located within the required front yard and street side yard adjoining the required landscaped strip abutting public street rights-of-way.

b. 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 this Code. Landscaping and required watering system shall be installed prior to 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.

2. All accessory uses shall be located on the same premises as the permitted use or uses which they serve.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on February 20, 1973.

Passed and adopted by the Council of The City of San Diego on March 6, 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 March 15, 1973

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