

ORDINANCE NO. 11002 MAR 6 1973
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0421.1 RELATING TO
THE CR 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
101.0421.1 to read as follows:

SEC. 101.0421.1 CR ZONE
(Commercial Recreation)

A. PURPOSE AND INTENT

The CR Zone is primarily intended to provide for
establishments catering to the lodging, dining and
recreational needs of tourists and others. Therefore,
the CR Zone will usually be placed adjacent to main
tourist routes, interstate highways, major recreational
areas, and important tourist attractions.

This zone seeks to encourage development characterized
by a diversity of recreational facilities, spaciousness,
attractive landscaping and ample off-street parking areas.

B. PERMITTED USES

In the CR 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:

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1. Hotels and motels.
2. Recreational facilities, including but not limited to:
 - a. Golf courses, including miniature courses and driving ranges.
 - b. Recreation centers.
 - c. Swimming pools, gymnasiums and health centers.
 - d. Tennis, badminton, volleyball, and similar courts.
 - e. Skating rinks.
 - f. Bowling lanes.
 - g. Riding stables.
 - h. Marinas.
3. Apartments provided they are not located on the ground floor.
4. Private clubs, lodges and fraternal organizations.
5. Restaurants and bars with incidental entertainment and dancing.
6. Theaters, including open-air theaters.
7. Public utility electric distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
8. Parking lots - commercial.

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9. Public parks, public playgrounds.
10. 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.
11. Accessory uses for any of the foregoing permitted uses, including but not limited to the following:
 - a. Business services customarily catering to hotel and motel guests and apartment occupants. These may include sales of newspapers and magazines, tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.
 - b. On-premises 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.

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C. SPECIAL REGULATIONS

1. 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.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or

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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 - 40,000 square feet.
- b. Street Frontage - 100 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 60 feet.
- c. Width - 100 feet.
- d. Depth - 150 feet.
- e. 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 - 25 feet.
- b. Side.
 - (1) Interior - 10 feet.
 - (2) Street - 25 feet.
- c. Rear - 25 feet.

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- d. The above minimum side and rear yards shall be increased by ten feet for each story that the building exceeds two stories in height.
- e. 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.

3. Maximum Coverage.

The maximum building coverage shall be 35 percent.

4. Maximum Floor Area Ratio.

The maximum floor area ratio shall be one.

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 and maximum coverage and density 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. 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,

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"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.

7. Outdoor Storage.

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

- a. Such storage is located within the rear 25 percent of the lot and is confined to an area not to exceed five percent of the gross floor area of the permitted building or buildings.

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- b. The storage area shall be completely enclosed by walls or buildings, or a combination thereof. Said walls 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.

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, 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.
 - b. For hotels and motels, one parking space for each guest room.

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- 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 areas used for banquet rooms, dining, dancing, or the serving of drinks, one parking space for each 60 square feet of gross floor area.
- e. For golf courses and golf driving ranges, ten parking spaces for each fairway and one for each driving range tee.
- f. For each play or game court (tennis, handball, etc.), one parking space for each player authorized to participate at one time under the rules of the Amateur Athletic Union.
- g. For gymnasiums and swimming pools, one parking space for each 250 square feet of gross floor area and one parking space for each 35 square feet of water area.
- h. For bowling lanes, seven parking spaces for each alley.
- i. For marinas, three parking spaces for each five boat slips.

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- j. For incidental businesses and offices, one parking space for each 400 square feet of gross floor area.
- k. For theaters other than drive-in theaters and places of assembly not otherwise provided for in this section, one parking space for each three fixed seats, or one space for each 21 square feet of gross floor area where there are no fixed seats.
- l. Exceptions:
 - (1) Parking required under paragraph "E.l.d." above shall be one parking space for each 80 square feet of gross floor area when the subject facilities are accessory to a hotel or motel.
 - (2) Parking required under paragraph "E.l.e." through paragraph "E.l.i." above, may be reduced by fifty percent if the subject facilities are accessory to a hotel or motel.
- 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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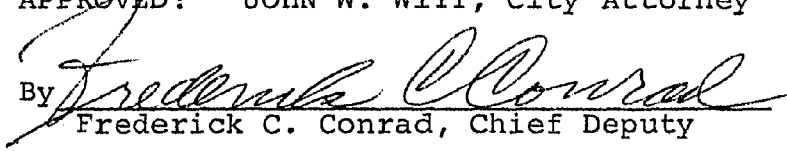
02306

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.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad, Chief Deputy

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

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

MAR 6 1973

RECEIVED
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

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

11002

Adopted **MAR 6 1973**

ATTORNEY (S)

RECEIVED
CITY CLERK'S OFFICE

1973 APR -5 AM 8:59

SAN DIEGO, CALIF.

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

RELATING TO THE CR 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. 11002

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) 02309

39 1/2" \$165.90

ORDINANCE NO. 11002
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0421.1 RELATING TO THE CR ZONE.

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This zone seeks to encourage development characterized by a diversity of recreational facilities, spaciousness, attractive landscaping and ample off-street parking areas.

B. PERMITTED USES

In the CR 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. Hotels and motels.
2. Recreational facilities, including but not limited to:
 - a. Golf courses, including miniature courses and driving ranges.
 - b. Recreation centers.
 - c. Swimming pools, gymnasiums and health centers.
 - d. Tennis, badminton, volleyball, and similar courts.
 - e. Skating rinks.
 - f. Bowling lanes.
 - g. Riding stables.
 - h. Marinas.
3. Apartments provided they are not located on the ground floor.
4. Private clubs, lodges and fraternal organizations.
5. Restaurants and bars with incidental entertainment and dancing.
6. Theaters, including open-air theaters.
7. Public utility electric distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
8. Parking lots—commercial.
9. Public parks, public playgrounds.
10. 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.
11. Accessory uses for any of the foregoing permitted uses, including but not limited to the following:
 - a. Business services customarily catering to hotel and motel guests and apartment occupants. These may include sales of newspapers and magazines, tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.
 - b. On-premises 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. 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.
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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—40,000 square feet.
 - b. Street Frontage—100 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 60 feet.
 - c. Width—100 feet.
 - d. Depth—150 feet.

e. 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—25 feet.

b. Side.

(1) Interior—10 feet.

(2) Street—25 feet.

c. Rear—25 feet.

d. The above minimum side and rear yards shall be increased by ten feet for each story that the building exceeds two stories in height.

e. 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.

3. Maximum Coverage.

The maximum building coverage shall be 35 percent.

4. Maximum Floor Area Ratio.

The maximum floor area ratio shall be one.

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 and maximum coverage and density 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. 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.

7. Outdoor Storage.

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

a. Such storage is located within the rear 25 percent of the lot and 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 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.

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, 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.

b. For hotels and motels, one parking space for each guest room.

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 arenas used for banquet rooms, dining, dancing, or the serving of drinks, one parking space for each 60 square feet of gross floor area.

e. For golf courses and golf driving ranges, ten parking spaces for each fairway and one parking space for each driving range tee.

f. For each play or game court (tennis, handball, etc.), one parking space for each player authorized to participate at one time under the rules of the Amateur Athletic Union.

g. For gymnasiums and swimming pools, one parking space for each 250 square feet of gross floor area and one parking space for each 35 square feet of water area.

h. For bowling lanes, seven parking spaces for each alley.

i. For marinas, three parking spaces for each five boat slips.

j. For incidental businesses and offices, one parking space for each 400 square feet of gross floor area.

k. For theaters other than drive-in theaters and places of assembly not otherwise provided for in this section, one parking space for each three fixed seats, or one parking space for each 21 square feet of gross floor area where there are no fixed seats.

Exceptions:

- (1) Parking required under paragraph "E.1." above shall be one parking space for each 50 square feet of gross floor area when the subject facilities are accessory to a hotel or motel.
- (2) Parking required under paragraph "M.1.e." through paragraph "E.1." above may be reduced by fifty percent if the subject facilities are accessory to a hotel or motel.
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.

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 MEESE, Deputy

(SEAL)
Published March 15, 1973