

ORDINANCE NO. 11004 MAR 6 1973  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF  
THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION  
101.0430.1 RELATING TO THE C-1 ZONE.

BE IT ORDAINED, by the Council of The City of San Diego, as  
follows:

Section 1. That Chapter X, Article 1, of the San Diego  
Municipal Code be amended by amending Section 101.0430.1 to read  
as follows:

SEC. 101.0430.1 C-1 ZONE

A. PURPOSE AND INTENT

The C-1 Zone is primarily 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.

Zone C-1 is adaptable to most older commercial centers  
as well as to various strip commercial developments.

B. PERMITTED USES

In the C-1 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. Retailing of goods and dispensing of services from  
the following establishments:
  - a. Feed stores.

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- 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.
  - i. Storage garages.
  - j. Wedding chapels.
3. The following service commercial 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.
  - 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.
  - 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

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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.

4. Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 square feet.
5. 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.
6. Accessory uses for any of the foregoing permitted uses including 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

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.

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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 - Lots That Abut Residential Zones.

If any portion of the rear lot line abuts residentially zoned property, a ten-foot rear yard adjoining said lot line shall be provided.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be six.

4. Regulations for Residential Development.

All buildings, improvements, or portions thereof, erected, constructed, converted, established, altered or enlarged in this zone which are designed or

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intended for living purposes shall be located above the ground floor and shall observe minimum front, side and rear yards and maximum coverage and density as required in the R-4 Zone as set forth in Section 101.0413. 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.

5. 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 - one parking space for each dwelling unit containing not more than one bedroom and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.

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- b. For hotels and motels - one parking space for each guest room or suite.
  - 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 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.
  - e. For other permitted uses - one parking space for each 400 square feet of gross floor area.
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. All off-street parking facilities shall be constructed, operated and maintained in compliance with Division 8 of this Article.

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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

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**MAY 1 1978**

FCC:nr  
Rev. 2-14-73  
C-1 Zone

**11004**

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MAR 6 1973

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_, by the following vote:

RECEIVED  
CITY CLERK'S OFFICE  
1973 FEB -5 PH 4:26  
SAN DIEGO, CALIF. SD

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 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

FEB 20 1973

MAR 6 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.

MICROFILMED

MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number **11004** Adopted MAR 6 1973

02336



ATTORNEY (S)

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

RECEIVED  
CITY CLERK'S OFFICE  
1973 APR -5 AM 8:58  
SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

RELATING TO THE C-1 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. 11004

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 28, 1973

*Patricia M. Applestill*  
(Signature)

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25"

\$105<sup>00</sup>

## ORDINANCE NO. 11004

(New Series)

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Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by amending Section 101.0430.1 to read as follows:

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Zone C-1 is adaptable to most older commercial centers as well as to various strip commercial developments.

#### B. PERMITTED USES

In the C-1 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. 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.
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3. The following service commercial uses, provided that the floor area of any establishment does not exceed 5,000 square feet:
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  - c. Laundries if entirely within an enclosed building with not more than ten employees.
  - 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.
4. Wholesaling or warehousing of goods and merchandise, provided that the floor area occupied for such use per establishment does not exceed 5,000 square feet.
5. 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.
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3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be six.
4. Regulations for Residential Development.

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5. Other applicable property development regulations are contained in Division 6 of this Article.

**B. OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in paragraph "A" 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 — one parking space for each dwelling unit containing not more than one bedroom and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.
  - b. For hotels and motels — one parking space for each guest room or suite.
  - 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.
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  - e. For other permitted uses — one parking space for each 400 square feet of gross floor area.
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. 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 MCBASE, Deputy.

(SEAL)  
Published March 15, 1973