

ORDINANCE NO. 11010 MAR 6 1973
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0423 RELATING TO
THE CO 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
101.0423 to read as follows:

SEC. 101.0423 CO ZONE
(Commercial Office)

A. PURPOSE AND INTENT

The CO Zone is primarily intended to provide for business
and professional offices and certain allied services normally
associated with such offices. The CO Zone will normally be
applied to encourage grouping of these office uses adjacent
to such institutional facilities as hospitals, clinics and
research complexes, or adjacent to major concentration of
commercial activities.

B. PERMITTED USES

In the CO 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. Business and professional office uses. Such uses
may include accountants, advertising agencies,
architects, attorneys, contractors, doctors,

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engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.

2. The following businesses and services provided they are located on the same lot or premises as a use or uses listed in paragraph "B.1." and provided the combined gross floor area of all such uses shall not exceed 25 percent of the combined gross floor area of the uses permitted under paragraph "B.1." existing on the same lot or premises:
 - a. Addressing, secretarial and telephone answering services.
 - b. Business machine sales display and service.
 - c. Drafting and blueprint services.
 - d. Electronic data processing, tabulating and record keeping services.
 - e. Medical appliance sales.
 - f. Office furniture and equipment sales.
 - g. Pharmacies.
 - h. Restaurants.
 - i. Travel bureaus.
3. Apartments.
4. Labor unions (no hiring halls) and trade associations.

5. Medical, dental, biological and X-ray laboratories.
6. Private clubs, fraternal organizations and lodges.
7. Public utility electric substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Board of Architectural Review.
8. Any other uses 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.
9. Accessory uses for any of the foregoing permitted uses including on-premise signs:
 - a. The following regulations shall apply:
one sign visible from the exterior of the building and designating the permitted principal use of the premises shall be permitted fronting each street. The sign for each street frontage shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three-tenths of a square foot for each lineal foot of

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street frontage of the premises, whichever is the lesser area, provided that the sign on any one premises need not be less than eight square feet in area.

Signs shall be attached to but not project more than 16 inches beyond the faces of the building, nor project above the parapet or eaves of the building. Face of signs shall be parallel to the face of the building.

- b. All signs permitted by the provisions of paragraph "B.9." of this section shall also comply with the provisions of 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. 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 on any premises 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, 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 30 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. Front - 15 feet.

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b. Side.

(1) Interior - four feet, except that the interior side yard specified herein shall be increased three feet for each story above two.

(2) Street - ten feet, except that the minimum shall be:

(a) Nine feet for any lot having a width of 45 feet but less than 50 feet.

(b) Eight feet for any lot having a width of 40 feet but less than 45 feet.

(c) Seven feet for any lot having a width of 35 feet but less than 40 feet.

(d) Six feet for any lot having a width of 30 feet but less than 35 feet.

(e) Five feet for any lot having a width of less than 30 feet.

c. Rear - 15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.

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d. Exceptions to Front Yard and Street Side Yard Regulations. Off-street parking may be located within the required front and street side yards adjoining the required landscaped strip abutting public street rights-of-way.

3. Maximum Coverage.

a. Interior Lot - 50 percent.

b. Corner Lot - 60 percent.

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. 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

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determined and computed without regard to the buildings or portions thereof to be occupied by the commercial uses.

6. Outdoor Storage.

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

- a. Such storage 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 and buildings 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.

7. 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

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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.

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, 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 areas used for banquet rooms, dining, dancing or the serving of drinks, one parking space for each 80 square feet of floor area.
 - c. For private clubs and similar establishments, one for each guest room or one for each 400 square feet of gross floor area, whichever is greater.

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- d. For other uses permitted in the CO Zone (except distribution substations and gas regulators), 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 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.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad, Chief Deputy

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

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

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CITY CLERK'S OFFICE
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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 Moore*, 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 Moore*, Deputy.

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MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number **11010** Adopted **MAR 6 1973**

ATTORNEY (S)

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1973 APR -5 AM 8:53

SAN DIEGO, CALIF.

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

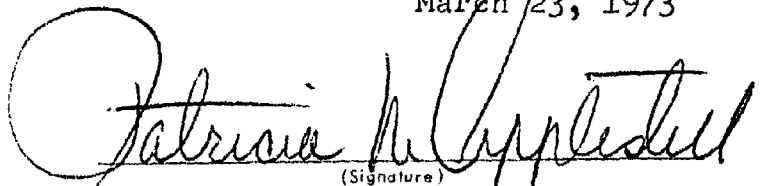
RELATING TO THE CO ZONE

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. 11010

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 23, 1973


(Signature)

37"

\$155.40
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ORDINANCE NO. 11010

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0423 RELATING TO THE CO ZONE.

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B. PERMITTED USES

In the CO 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. Business and professional office uses. Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
2. The following businesses and services provided they are located on the same lot or premises as a use or uses listed in paragraph "B.1." and provided the combined gross floor area of all such uses shall not exceed 25 percent of the combined gross floor area of the uses permitted under paragraph "B.1." existing on the same lot or premises:
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 - c. Drafting and blueprint services.
 - d. Electronic data processing, tabulating and record keeping services.
 - e. Medical appliance sales.
 - f. Office furniture and equipment sales.
 - g. Pharmacies.
 - h. Restaurants.
 - i. Travel bureaus.
3. Apartments.
4. Labor unions (no hiring halls) and trade associations.
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6. Private clubs, fraternal organizations and lodges.
7. Public utility electric substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Board of Architectural Review.
8. Any other uses 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.
9. Accessory uses for any of the foregoing permitted uses including on-premise signs:
 - a. The following regulations shall apply: one sign visible from the exterior of the building and designating the permitted principal use of the premises shall be permitted fronting each street. The sign for each street frontage shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three-tenths of a square foot for each lineal foot of street frontage of the premises, whichever is the lesser area, provided that the sign on any one premises need not be less than eight square feet in area. Signs shall be attached to but not project more than 16 inches beyond the faces of the building, nor project above the parapet or eaves of the building. Face of signs shall be parallel to the face of the building.
 - b. All signs permitted by the provisions of paragraph "B.9." of this section shall also comply with the provisions of Chapter IX, Article 5, Division 1 of this Code.

C. SPECIAL REGULATIONS

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1. Minimum Lot Dimensions

- a. Area—5,000 square feet.
- b. Street frontage—50 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 30 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. Front—15 feet.
- b. Side.
- (1) Interior—four feet, except that the interior side yard specified herein shall be increased three feet for each story above two.
- (2) Street—ten feet, except that the minimum shall be:
- (a) Nine feet for any lot having a width of 45 feet but less than 50 feet.
- (b) Eight feet for any lot having a width of 40 feet but less than 45 feet.
- (c) Seven feet for any lot having a width of 35 feet but less than 40 feet.
- (d) Six feet for any lot having a width of 30 feet but less than 35 feet.
- (e) Five feet for any lot having a width of less than 30 feet.
- c. Rear—15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.
- d. Exceptions to Front Yard and Street Side Yard Regulations. Off-street parking may be located within the required front and street side yards adjoining the required landscaped strip abutting public street rights-of-way.
3. Maximum Coverage.
- a. Interior Lot—50 percent.
- b. Corner Lot—60 percent.
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. 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. Outdoor Storage.
- Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted or accessory use located on the same premises, and provided that:
- a. Such storage 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 and buildings 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.
7. 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.
8. 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 as follows:
 - a. For apartments, 1.3 parking spaces for each dwelling unit containing not more than one bedroom and 1.8 parking spaces for each dwelling unit containing two or more bedrooms.
 - b. For areas used for banquet rooms, dining, dancing or the serving of drinks, one parking space for each 80 square feet of floor area.
 - 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 other uses permitted in the CO Zone (except distribution substations and gas regulators), 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 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 MEASE, Deputy.

(SEAL)
Published March 15, 1973

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