

ORDINANCE NO. 11039 APR 19 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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MAY 1 1978

02626

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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MAY 1 1978

11039

02627

- 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 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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**MAY 1 1978**

-3-

**11039**

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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. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. The following listed merchandise sold or rented on the premises may be displayed outdoors without screening walls or fences:
  - a. Automobiles (usable).
  - b. Boats (usable).
  - c. Flowers and plants.
  - d. Motorcycles and scooters.
  - e. Trucks.
  - f. Trailers.
  - g. Equipment and tools (no man-ridden equipment).
  - h. Artwork and pottery.
  - i. Any other merchandise which the Planning Commission may find to be similar in character, type or nature to the merchandise listed in paragraph "D.1." The adopted resolution embodying such finding shall be filed in the office of the City Clerk.

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MAY 1 1978

11039

02629

2. All other merchandise sold on the premises may be displayed outdoors provided that the display area is completely enclosed by walls, fences, buildings, landscape screening or a combination thereof.
3. All merchandise, equipment and supplies may be stored outdoors provided that the storage area is completely enclosed by walls, fences, buildings or landscape screening or a combination thereof.
4. All walls and fences required in paragraphs "D.2." and "D.3." of this section shall be six feet in height and shall be constructed and maintained with not less than 50 percent of the surface area impervious to light. The location, materials and design of required walls and fences shall be subject to approval by the Zoning Administrator. Any decision of the Zoning Administrator relating to walls or fences may be appealed to the Board of Zoning Appeals and the City Council in accordance with the procedures set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Such walls or fences shall be maintained in accordance with the provisions set forth in Chapter X, Article 1, Division 6 of the San Diego Municipal Code.

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**MAY 1 1978**

5. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning Administrator for review and approval. The landscape screening shall be developed in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping" 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. Landscape screening shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.
6. All walls, fences or screening required in paragraphs "D.2." and "D.3." of this section shall be in compliance with the regulations of this section by MAY 19 1974.
7. Exception. All merchandise subject to paragraph "D.2." above may be displayed outdoors without screening walls or fences for a period not to exceed a total of seven days every six months. Such display shall not occur unless the seller has first obtained a Use Permit which shall be issued by the office of the Zoning Administrator.

E. 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 - 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 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.

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-8-

MAY 1 1978

11039

02633



**F.** 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.
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.

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MAY 1 1978

11039

02634

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. 3-29-73  
C Zone

-10-

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APR 19 1973

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

RECEIVED  
CITY CLERK'S OFFICE  
1973 MAR 13 PM 3:48  
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 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 checked="" type="checkbox"/>	<input 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 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

APR 5 1973

APR 19 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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Office of the City Clerk, San Diego, California

Ordinance Number **11039** Adopted **APR 19 1973**

ATTORNEY (S)

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1973 APR 30 AM 11:20

SAN DIEGO, CALIF.

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

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

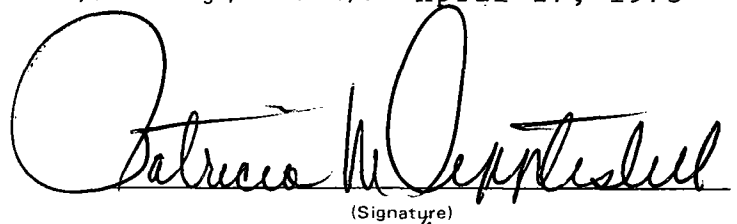
RELATING TO THE C ZONE

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. 11039

is a true and correct copy of which this certificate is annexed was published in said newspaper on April 26, 1973

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California, on April 27, 1973

  
(Signature)

Ord 11039 ss

35"

\$147<sup>00</sup>

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