

ORDINANCE NO. 12389
(New Series)

0.78-264

JUL 12 1978

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0427 RELATING TO THE CC (COMMUNITY COMMERCIAL) 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, and it is hereby amended by adding Section 101.0427 to read as follows:

SEC. 101.0427 CC (COMMUNITY COMMERCIAL) ZONE - COMMERCIAL CENTERS IN ESTABLISHED NEIGHBORHOOD AREAS.

A. PURPOSE AND INTENT

The purpose of this zone is to accommodate shopping areas which provide goods and services for residential areas in older, established communities and which, by virtue of their location along major streets, often are called upon to fulfill a need or demand for a variety of goods and services on a broader basis than typically found in neighborhood commercial centers.

Since these commercial areas are situated in older communities which are generally located west of Interstate Highway 5, as well as south of Interstate Highway 8 and east of Interstate Highway 5, and were generally developed during the first half of this century, and feature parcels or lots which are typically small and narrow in size and configuration it is, therefore, the intent of this zone that it provide

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standards and regulations which are designed to minimize conflicts between development which occurred during the first half of the century and development which would be permitted to take place under the standards and development regulations of this zone.

It is further the intent of this zone that its application be generally limited to commercial areas which abut major or collector streets, or are abutting major retail areas and centers, and are indicated in an adopted community plan as commercial support areas.

B. PERMITTED USES

In the CC 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 provided, however, that no premises shall contain an establishment exceeding a total of 5,000 square feet in gross floor area, and further provided that no premises shall contain drive-thru or drive-in facilities except through a Planned Commercial Development Permit:

1. Business and professional offices.
2. Banks, including branch banks, and other similar financial institutions.
3. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:

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- a. Antique shops.
- b. Apparel shops.
- c. Art stores and art galleries.
- d. Bakeries.
- e. Barber shops.
- f. Beauty shops.
- g. Bicycle shops.
- h. Confectioneries.
- i. Curtain, drapery, and upholstery shops.
- j. Drug stores.
- k. Dry cleaning and laundry agencies and establishments, and self-service dry cleaning and laundry establishments.
 - l. Florists.
 - m. Food stores.
 - n. Hardware stores.
 - o. Hobby shops.
 - p. Interior decorators.
 - q. Jewelry stores.
 - r. Liquor stores.
 - s. Music stores.
 - t. Nurseries - plant.
 - u. Paint and wallpaper stores.
 - v. Photographic studios and retail outlets.
 - w. Radio, television, and home appliance repair shops.
 - x. Gyms, when equipped for physical fitness activities and athletic training programs.

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- y. Restaurants.
- z. Rug and carpet stores.
- aa. Shoe stores.
- bb. Shoe repair shops.
- cc. Sporting goods stores.
- dd. Stationers.
- ee. Studios for teaching of art, dancing,
and music.
- ff. Variety stores.
- gg. Bookstores.
- hh. Cocktail lounges and similar establishments.
- ii. Theaters (indoor only).

4. Apartments, provided they are not located on the ground floor, and further provided that a minimum of 50 percent of the total parcel area shall be covered by the ground floor and 50 percent of the gross floor area of the ground floor shall be reserved for those uses permitted in paragraphs B.1, B.2, and B.3.

5. Private clubs, fraternal organizations, and lodges.

6. Parking lots and facilities provided, however, that except for covered parking facilities which are located completely below grade, such parking lots and facilities shall be accessory to a use permitted in paragraphs B.1, B.2, and B.3, which shall be located on the same premises.

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7. Any uses which, in the opinion of the Planning Director or Planning Commission, are similar in character to the uses enumerated in this section and are clearly within the intent and purpose of this zone. Any such finding by the Planning Director shall be final unless an appeal in writing is filed with the Planning Director within 15 days from the date of action by the Director. In the event of such appeal the Director shall cause the matter to be presented to the Commission at a public hearing and the Commission shall make the final determination. The adopted resolution embodying any 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.

C. SPECIAL REGULATIONS

1. All uses except off-street parking, outdoor dining facilities, signs, and the storage and display of those items listed in paragraphs D.1 and D.2, shall be operated entirely within enclosed buildings.

2. Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

3. 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 or visual screening with construction and appearances similar to the main building.

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, except along common property lines of abutting residentially zoned lots:

- a. Flowers and plants.
- b. Food products.
- c. Handcrafted products and goods.
- d. Art work and pottery.
- e. Patio furniture.
- f. Any other merchandise which the Planning Director or the Planning Commission on appeal as set forth in paragraph B.7 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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2. All other merchandise sold on the premises may be displayed outdoors during hours of operation provided that the display area is completely enclosed by walls, fences, buildings or landscape screening or a combination thereof.

3. All walls and fences required in paragraph D.2 of this section shall be a minimum of 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. Whenever feasible, the approval of the Zoning Administrator shall be based upon the similarity of architectural design and appearance of the wall or fence to existing buildings on the premises or to buildings being constructed concurrently on the premises. Any decision of the Zoning Administrator relating to walls or fences may be appealed to the Board of Zoning Appeals 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.

4. When landscape screening is used to enclose areas used for outdoor display or storage, a landscape screening proposal shall be submitted to the Zoning

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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.

5. All walls, fences or screening required in paragraph D.2 of this section shall be in compliance with the regulations of this section by January 1, 1980.

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 - 2,500 square feet.
 - b. Street frontage - 25 feet.
 - c. Width - 25 feet.
 - d. Depth - 100 feet.

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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 - none required.

b. Side.

(1) 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.

(2) Street - none required.

c. 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.

3. Maximum Floor Area Ratio.

The maximum floor area ratio shall be 2.0.

4. Regulations for Residential Development.

All buildings, improvements or portions thereof erected, constructed, converted, established, altered

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or enlarged in this zone which are designed or intended for living purposes shall observe the same development standards as other permitted uses in the CC Zone provided that the area used for residential purposes does not exceed one-half of the permitted floor area ratio. No lot or parcel shall be developed or occupied by more than one unit for every 1,500 square feet of lot area.

5. Landscaping.

Prior to the use and occupancy of any premises of 25 feet in width or less, a minimum of 2 percent of said premises, which shall be visible from an immediate abutting public street right-of-way, shall be suitably landscaped with shrubs, trees, and ornamental ground cover. The minimum landscaping requirement shall increase one-half of 1 percent for each 25 feet of parcel width, but need not exceed a maximum of 5 percent. The landscaped area may include planter boxes and potted plants if said items are approved by the Zoning Administrator. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval. Substantial conformance shall be determined by the Zoning Administrator who may reduce or waive the landscaping requirement on a discretionary basis; 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.

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6. Walls.

Prior to the use or occupancy of any premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property except on public alleys; provided, however, that within any required front yard such wall shall be reduced in height to three feet.

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

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 as follows:

a. For lots or parcels which abut an alley:

(1) For apartments, 1.0 parking spaces for each dwelling unit;

(2) For lots or parcels with 200 feet or less of alley frontage, one parking space per full ten feet of alley frontage with access only from the alley.

(a) Tandem parking may be permitted not to exceed two full spaces in depth if the Zoning Administrator finds that such parking will provide for direct access to required parking for apartments.

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(3) For lots or parcels with more than 200 feet of alley frontage:

(a) For private clubs and similar establishments, one parking space for each guest room or one parking space for each 200 square feet of gross floor area, whichever is greater.

(b) For commercial retail and service establishments, one parking space for each 800 square feet of gross floor area.

(c) For restaurants and similar establishments, one parking space for each 800 square feet of gross floor area.

(d) For office establishments, including banks and financial institutions: one parking space for each 800 square feet of gross floor area; provided, however, that the requirement shall be one parking space for each 1,600 square feet for any such establishment or portion thereof located on the second or higher story.

(e) For other uses, one parking space for each 400 square feet of gross floor area.

b. For lots or parcels which do not abut an alley:

(1) For lots or parcels of 100 feet or less in street frontage there shall be no required parking, provided:

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(a) That curb cuts or parking on the premises shall not be permitted; and

(b) There shall be provided, in addition to the landscaping requirement set forth in paragraph E.5 (Landscaping) of this section, a masonry or solid wood planter box, adequately treated, with vertical walls, a minimum of two inches thick, along each street frontage. Said planter box shall be placed within three feet of the frontage property line. Said planter box shall be a minimum of two feet in height and a minimum of two feet in width; provided, however, that the combined height and width measurement shall be a minimum of six feet. Said planter box shall have a minimum length equal to 50 percent of the related street frontage. (Except that said percentage may be reduced in any instance where the Zoning Administrator determines that such reduction will eliminate a safety hazard.)

(2) For lots or parcels of more than 100 feet in street frontage, minimum parking shall be provided in accordance with the requirements of paragraph F.1.a.(3) of this section; provided, however, that parking shall be only permitted in the rear one-half of the premises.

2. No driveway shall exceed a width of 25 feet measured at the property line, and there shall be no

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less than 45 feet measured at the property line between driveways serving the same lot or parcel, and there shall be no more than two driveways for any one lot or parcel.

3. Off-premises parking may be provided in conformance with the provisions of Section 101.0800, paragraph 7. (Off-premises Parking for Uses in the C-1 and C-1S Zones.)

4. 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.

5. 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 City Attorney

FCC:clh
4/6/78
Or.Dept.:Planning

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

| Councilmen | Yeas | Nays | Excused | Absent |
|---------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Bill Mitchell | <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"/> |
| Bill Lowery | <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"/> |
| Fred Schnaubelt | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tom Gade | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Larry Stirling | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Jess D. Haro | <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.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By Betty Goodberg, 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

JUN 27 1978

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and on _____, 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.

CHARLES G. ABDELNOUR
City Clerk of The City of San Diego, California.

(Seal)

By Betty Goodberg, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number

12389

Adopted

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ATTORNEYS)

San Diego, City of
12th Floor, City Admin. Bldg.
202 C St.
San Diego, Ca 92101
Attn: Betty Goldberg

Handwritten notes:
Lash
Betty Goldberg

CERTIFICATE OF PUBLICATION

No. 12389

IN THE MATTER OF

THE CC (COMMUNITY COMMERCIAL)
ZONE

ORDINANCE NO. 12389

(New Section)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0427 RELATING TO THE CC (COMMUNITY COMMERCIAL) 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, and it is hereby amended by adding Section 101.0427 to read as follows:

SEC. 101.0427 CC (COMMUNITY COMMERCIAL) ZONE - COMMERCIAL CENTERS IN ESTABLISHED NEIGHBORHOOD AREAS.

A. PURPOSE AND INTENT

The purpose of this zone is to accommodate shopping areas which provide goods and services for residential areas in older, established communities and which, by virtue of their location along major streets, often are called upon to fulfill a need or demand for a variety of goods and services on a broader basis than typically found in neighborhood commercial centers.

Since these commercial areas are situated in older communities which are generally located west of Interstate Highway 5, as well as south of Interstate Highway 5 and east of Interstate Highway 8, and were generally developed during the first half of this century, and feature parcels or lots which are typically small and narrow in size and configuration it is, therefore, the intent of this zone that it provide standards and regulations which are designed to minimize conflicts between development which occurred during the first half of the century and development which would be permitted to take place under the standards and development regulations of this zone.

It is further the intent of this zone that its application be generally limited to commercial areas which abut major or collector streets, or are abutting major retail areas and centers, and are indicated in an adopted community plan as commercial support areas.

B. PERMITTED USES

In the CC Zone no building or improvement, or portion thereof, shall be erected, constructed, established, altered, or enlarged, nor shall any premises be used except for one or more of the following purposes provided, however, that no premises shall contain an establishment exceeding a total of 5,000 square feet in gross floor area, and further provided that no premises shall contain drive-thru or drive-in facilities except through a Planned Commercial Development Permit:

1. Business and professional offices.
2. Banks, including branch banks, and other similar financial institutions.
3. Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - a. Antique shops.
 - b. Apparel shops.
 - c. Art stores and art galleries.
 - d. Bakeries.
 - e. Barber shops.
 - f. Beauty shops.
 - g. Bicycle shops.
 - h. Confectioneries.
 - i. Curtain, drapery, and upholstery shops.
 - j. Drug stores.

I EVE C. LASH, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

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is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to-wit:

August 2, 1978

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 3rd day of August 1978.

Signature of Eve C. Lash

(Signature)

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City Planning and Safety Department and
Department of Public Works and Safety
Department

- m. Food stores.
- n. Hardware stores.
- o. Hosiery shops.
- p. Interior decorators.
- q. Jewelry stores.
- r. Liquor stores.
- s. Meats stores.
- t. Motorists - plant.
- u. Paint and wallpaper stores.
- v. Photography studios and retail centers.
- w. Radio, television, and home appliances repair shops.
- x. Gyms, when equipped for physical fitness instruction and athletic training programs.
7. Restaurants.
 - a. Bag and carpet stores.
 - b. Book stores.
 - c. Dress shops.
 - d. Shoe repair shops.
 - e. Sporting goods stores.
 - f. Stationers.
 - g. Studios for teaching of art, dancing, and music.
 - h. Variety stores.
 - i. Bookstores.
 - j. Cocktail lounges and similar establishments.
 - k. Theaters (booker only).

4. Apartments, provided they are not licensed on the ground floor, and further provided that a minimum of 25 percent of the total parcel area shall be covered by the ground floor and 50 percent of the gross floor area of the ground floor shall be available for those uses permitted in paragraphs E.1, E.2, and E.3.

5. Private clubs, fraternal organizations, and lodges, for carrying out and building provided, however, that all such buildings shall comply with the Building Code and all other provisions of the Building Code and shall be located on the main ground floor, E.1, E.2, and E.3, which shall be licensed on the main ground floor.

7. Any use which is the subject of two competing Director or Planning Commission appeals shall be subject to the following: (a) Any such appeal shall be filed with the Planning Director within 15 days from the date of action by the Director. (b) The appeal shall be subject to the Planning Director's determination. (c) The Planning Director shall advise the Commission of a final hearing and the Commission shall make the final determination. (d) The appeal resolution shall be filed in the office of the City Clerk.

8. Any use which is the subject of two competing Director or Planning Commission appeals shall be subject to the following: (a) Any such appeal shall be filed with the Planning Director within 15 days from the date of action by the Director. (b) The appeal shall be subject to the Planning Director's determination. (c) The Planning Director shall advise the Commission of a final hearing and the Commission shall make the final determination. (d) The appeal resolution shall be filed in the office of the City Clerk.

C. SPECIAL REGULATIONS

1. All uses except offices, banks, schools, stores, and other buildings shall be subject to the following: (a) All signs shall be subject to the provisions of paragraph D.1 and D.2. (b) All signs shall be subject to the provisions of paragraph D.3. (c) All signs shall be subject to the provisions of paragraph D.4.
2. All outdoor lighting used to illuminate the premises shall be shielded away from adjacent properties.
3. All mechanical equipment, such as air conditioning units, exhaust fans, and other equipment, shall be located and shielded so that they do not obstruct the view of the sky or adjacent buildings. All such equipment or apparatuses shall be completely enclosed and screened in such a manner as to be completely unobtrusive to other portions of a building facing with or toward adjacent lots, streets, and other structures.

D. OUTDOOR DISPLAY AND STORAGE REGULATIONS

1. The following listed merchandise and equipment may be displayed outdoors without restriction or license, except along certain property lines of adjacent buildings, subject to the following: (a) Flowers and plants. (b) Food products. (c) Manufactured products and goods. (d) Art work and pottery. (e) Public furniture.
2. Any other merchandise, which the Planning Director or the Planning Commission, whichever the Planning Director or the Planning Commission, shall file an appeal in accordance with paragraph E.7 may be displayed outdoors, in character, type, or nature to the merchandise listed in paragraph D.1. The appeal resolution shall be filed in the office of the City Clerk.
3. All other merchandise and equipment may be displayed outdoors during hours of operation, provided that the display area is completely enclosed by walls, fences, partitions or screens, or a combination thereof.
4. All walls and fences required in paragraph D.2 of this section shall be a minimum of six feet in height and shall be constructed and finished 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 Planning Administrator. Whenever in other cases approved by the Planning Administrator shall be based upon the similarity of architectural design and appearance of the wall or fence to existing buildings on the premises or to buildings located on adjacent lots currently on the premises. Any design or construction requirements relating to walls or fences shall be approved by the Planning Administrator, in accordance with the provisions of the Building Code, and shall be subject to the provisions of paragraph E.7. The appeal resolution shall be filed in the office of the City Clerk.

... shall be in compliance with the provisions of this code...

PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, altered, extended, improved, enlarged, or used, nor shall any premises be used unless the lot or premises and buildings shall comply with the following regulations:

1. Minimum Lot Dimensions:

- Area - 2,000 square feet.
- Street frontage - 25 feet.
- Width - 25 feet.
- Depth - 25 feet.

c. Exception. Any lot which complies with the minimum of a lot as set forth in this Code and which does not comply in all respects with the minimum lot shall not be subject to any, subdivision, or use or treatment of the lot which is regulated by the provisions applicable to this code.

2. Minimum Front Yard.

- Front - same regulations.
- Side -
- Side - same regulations, except that a rear yard shall not be provided if any portion of the side lot line abuts another lot of record property. Such side yard shall be measured three feet for each story above the ground.
- Rear - same regulations, except that a rear yard shall not be provided if any portion of the rear lot line abuts another lot of record property. Such rear yard shall be measured three feet for each story above the ground.

The minimum rear yard shall be 5 feet.

3. Regulations for Residential Development.

All buildings, improvements or portions thereof erected, altered, constructed, established, changed or enlarged in this zone which are designed or intended for living purposes shall comply with the minimum standards as other provisions here in the Code. The minimum standards for residential purposes shall not be less than that of the general zone area code. No lot or parcel shall be developed or changed by more than one use for every 1,200 square feet of lot area.

4. Landscaping.

Prior to the use and occupancy of any portion of 25 feet or more or less, a minimum of 5 percent of said portion, which shall be planted with an immediate planting of native trees, shrubs, vines, or other landscape with shrubs, trees, and ornamental ground cover. The minimum landscaping requirements shall however not be less than 10 percent of the lot or parcel width, but need not exceed 10 percent of 5 percent. The landscaped area may include plastic lawn and ground cover if such items are approved by the zoning administrator. Prior to the issuance of any building permit, a complete landscaping plan shall be submitted to the zoning administrator for approval. The landscaping requirements shall be determined by the zoning administrator who may refuse or waive the landscaping plan, subject to a discretionary hearing and determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

5. Walls.

Prior to the use or occupancy of any premises, a wall not less than six feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property except on public alleys provided, however, that within any required front yard such wall shall be reduced in height to three feet. Other applicable property development regulations are contained in Division 5 of this Article.

6. OFF-STREET PARKING REGULATIONS

Every premises used for one or more of the purposes set forth in paragraph 2 above shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:

- For lots or parcels which abut an alley:
 - For apartments, 1.0 parking spaces for each dwelling unit.
 - For lots or parcels with 200 feet or less of alley frontage, one parking space per full ten feet of alley frontage with access only from the alley.
 - For lots or parcels with 200 feet or less of alley frontage, one parking space per full ten feet of alley frontage with access only from the alley.
- For lots or parcels which do not abut an alley, the zoning administrator shall determine the minimum number of parking spaces to be provided for each lot or parcel.

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