

ORDINANCE NO. 0-15498  
(New Series)

O-81-205

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY  
ADDING SECTION 101.0427.1 RELATING TO THE  
CA-RR ZONE.

MAY 11 1981

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 101.0427.1 to read as follows:

SEC. 101.0427.1 CA-RR (AREA SHOPPING CENTER - RESTRICTED  
RESIDENTIAL) ZONE.

A. PURPOSE AND INTENT

The CA-RR Zone is primarily intended to accommodate  
community and regional shopping centers, which typically  
serve large areas of the city. In view of the extensive  
service areas of such centers, as well as their significant  
impact on adjacent land use and circulation patterns, this  
zone should be applied only on the basis of comprehensive  
plans for community development. The protective standards  
contained herein seek to minimize any adverse effects of  
the center on nearby properties and to provide for safe  
and efficient operation of the shopping centers themselves.

The CA-RR Zone is also intended to allow the development  
opportunities of commercially zoned properties with typical  
commercial uses while permitting residential uses under  
special permit only. This zone would be applied on a

limited basis to properties which have been designated for area-wide shopping center use in an adopted community plan. The purpose of the zone is to ensure development of adequate commercial facilities to fulfill a need of the surrounding residential community.

Proposals for residential development under a special permit should be consistent with the adopted plans and compatible with the neighborhood.

B. PERMITTED USES

In the CA-RR 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. Residential dwelling units only when developed in conjunction with commercial uses under a Planned Commercial Development Permit, as provided by Municipal Code Section 101.0910.

2. Any use, other than apartments, permitted in the CO and CN Zones, including those uses listed in paragraph B.2 of the CO Zone, but without the specified limitations.

3. Retailing of goods and dispensing of services from the following establishments:

- a. Antique shops.
- b. Automobile and truck sales and rental agencies (usable vehicles only).

- c. Automobile wash establishments.
- d. Automobile paint and repair shops, including body and fender work, if entirely within an enclosed building.
- e. Boat sales agencies.
- f. Bookstores.
- g. Recreational facilities, including bowling lanes, miniature golf courses, skating rinks, gymnasiums and health centers.
- h. Building materials stores, provided that any open storage areas are completely enclosed by walls or buildings or a combination thereof; said walls and buildings shall be not less than six feet in height; and provided also there shall be no outdoor storage of merchandise, material, equipment or other goods to a height greater than that of any enclosing wall or building.
- i. Dairy stores, including drive-in.
- j. Dry goods stores.
- k. Employment agencies.
- l. Equipment and tool rental establishments (no man-ridden equipment).
- m. Financial institutions.
- n. Frozen food lockers.
- o. Furniture stores.
- p. Gymnasium and health studios.
- q. Hotels and motels.

- r. Leather goods and luggage shops.
- s. Locksmith shops.
- t. Music stores.
- u. Pet shops.
- v. Photographic equipment, supplies and film processing stores.
- w. Post offices.
- x. Restaurants and bars, including live entertainment.
- y. Sporting goods stores.
- z. Theaters.
- aa. Tire sale, repair and recapping establishments, if entirely within an enclosed building.
- bb. Trade and business schools.
- cc. Trailer sales agencies.

4. 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.

5. 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

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. 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 - 10,000 square feet.
- b. Street frontage - 100 feet.
- c. Width - 100 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 - ten feet.

b. Side -

(1) Interior - zero, except that a ten-foot side yard shall be provided when any portion of the side lot line abuts residentially zoned property. Said side yard 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 - zero, except than a 15-foot rear yard shall be provided when any portion of the rear lot line abuts residentially zoned property. Said rear yard shall be increased three feet for each story above two.

d. 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:

a. Interior lot - 50 percent.

b. Corner lot - 60 percent.

4. Maximum floor area ratio:

The maximum floor area ratio shall be two.

5. Residential development in conjunction with a Planned Commercial Development:

The density of residential units developed in conjunction with a Planned Commercial Development shall not exceed the residential density permitted in the adopted community plan, and shall be consistent with the design criteria and minimum developmental standards for Planned Commercial Developments (see Section 101.0910).

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 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. 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; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to three feet.

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 hotels and motels - one parking space for each guestroom or suite.

b. 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.

c. 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.

d. For theaters (other than drive-in theaters) and places of public 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 floor area where there are no fixed seats.

e. For other permitted uses - one parking space for every 200 square feet of gross floor area.

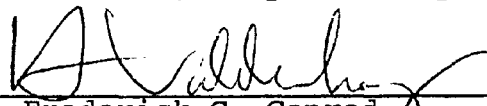
2. Where ambiguity exists in the application of these off-street parking requirements, or where any use not specified in paragraph B above is found to be a permitted use, the off-street parking requirement shall be consistent with that for similar uses in this zone.

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  
Chief Deputy City Attorney

FCC:clh  
3/19/81  
Or.Dept.:Planning  
630

Passed and adopted by the Council of The City of San Diego on MAY 11 1981,  
 by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<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.

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

(Seal) By Jane A. Blackwell, 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 28 1981, and on MAY 11 1981.

~~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 Jane A. Blackwell, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-15498 Adopted MAY 11 1981

RECEIVED

CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION JUN -2 PM 12: 36

SAN DIEGO, CALIF. *ryca*

San Diego, City of  
12th Fl., 202 C St.  
San Diego, CA 92101  
ATTN: JUNE BLACKWELL

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15498

**ORDINANCE NO. 0-15498**  
**(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0427.1 RELATING TO THE CA-RR ZONE AND 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 101.0427.1 to read as follows:

SEC. 101.0427.1 CA-RR (AREA SHOPPING CENTER RESTRICTED RESIDENTIAL) ZONE.

A. PURPOSE AND INTENT.

The CA-RR Zone is primarily intended to accommodate community and regional shopping centers, which typically serve large areas of the city. In view of the extensive service areas of such centers, as well as their significant impact on adjacent land use and circulation patterns, this zone should be applied only on the basis of comprehensive plans for community development. The protective standards contained herein seek to minimize any adverse effects of the center on nearby properties and to provide for safe and efficient operation of the shopping centers themselves.

The CA-RR Zone is also intended to allow the development opportunities of commercially zoned properties with typical commercial uses while permitting residential uses under special permit only. This zone would be applied on a limited basis to properties which have been designated for area-wide shopping center use in an adopted community plan. The purpose of the zone is to ensure development of adequate commercial facilities to fulfill a need to the surrounding residential community.

Proposals for residential development under a special permit should be consistent with the adopted plan and compatible with the neighborhood.

I, Camille Simpson, 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

ORDINANCE NO. 0-15498  
(New Series)

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:

May 25, 1981

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

Dated at San Diego, California this 25th day of May, 1981.

*Camille Simpson*  
\_\_\_\_\_  
(Signature)

*Page 1 of 2*

*23' x 2 x 7.33 = #337.18*

## B. PERMITTED USES

In the CA-RR 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. Residential dwelling units only when developed in conjunction with commercial uses under a Planned Commercial Development Permit, as provided by Municipal Code Section 101.0910.
2. Any use, other than apartments, permitted in the CO and CN Zones, including those uses listed in paragraph B.2 of the CO Zone, but without the specified limitations.
3. Retailing of goods and dispensing of services from the following establishments:
  - a. Antique shops.
  - b. Automobile and truck sales and rental agencies (usable vehicles only).
  - c. Automobile wash establishments.
  - d. Automobile paint and repair shops, including body and fender work, if entirely within an enclosed building.
  - e. Boat sales agencies.
  - f. Bookstores.
  - g. Recreational facilities, including bowling lanes, miniature golf courses, skating rinks, gymnasiums and health centers.
  - h. Building materials stores, provided that any open storage areas are completely enclosed by walls or buildings or a combination thereof; said walls and buildings shall be not less than six feet in height; and provided also there shall be no outdoor storage of merchandise, material, equipment or other goods to a height greater than that of any enclosing wall or building.
  - i. Dairy stores, including drive-in.
  - j. Dry goods stores.
  - k. Employment agencies.
  - l. Equipment and tool rental establishments (no man-ridden equipment).
  - m. Financial institutions.
  - n. Frozen food lockers.
  - o. Furniture stores.
  - p. Gymnasium and health studios.
  - q. Hotels and motels.
  - r. Leather goods and luggage shops.
  - s. Locksmith shops.
  - t. Music stores.
  - u. Pet shops.
  - v. Photographic equipment, supplies and film processing stores.
  - w. Post offices.
  - x. Restaurants and bars, including live entertainment.
  - y. Sporting goods stores.
  - z. Theaters.
  - aa. Tire sale, repair and recapping establishments, if entirely within an enclosed building.
  - bb. Trade and business schools.
  - cc. Trailer sales agencies.

4. 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.

5. 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

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. 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:

#### Minimum lot dimensions:

- a. Area - 10,000 square feet.
- b. Street frontage - 100 feet.
- c. Width - 100 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 - ten feet.
- b. Side -

(1) Interior - zero, except that a ten-foot side yard shall be provided when any portion of the side lot line abuts residentially zoned property. Said side yard 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 - zero, except than a 15-foot rear yard shall be provided, when any portion of the rear lot line abuts residentially zoned property. Said rear yard shall be increased three feet for each story above two.

d. 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:

- a. Interior lot - 50 percent.
- b. Corner lot - 60 percent.

#### 4. Maximum floor area ratio:

The maximum floor area ratio shall be two.

#### 5. Residential development in conjunction with a Planned Commercial Development:

The density of residential units developed in conjunction with a Planned Commercial Development shall not exceed the residential density permitted in the adopted community plan, and shall be consistent with the design criteria and minimum developmental standards for Planned Commercial Developments (see Section 101.0910).

#### 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 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. 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; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to three feet.

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 hotels and motels - one parking space for each guestroom or suite.

b. 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.

c. 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.

d. For theaters (other than drive-in theaters) and places of public 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 floor area where there are no fixed seats.

e. For other permitted uses - one parking space for every 200 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 April 26, 1981.

Passed and adopted by the Council of The City of San Diego on May 11, 1981.

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 JUNE A. BLACKNELL, Deputy.

Publish May 25, 1981

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