

ORDINANCE NUMBER O- 16267 (New Series)

Adopted on AUG 20 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTION 101.0426, BY ADDING SUBSECTION  
"F.," RELATING TO CN (NEIGHBORHOOD 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 the same is hereby amended by  
amending Section 101.0426, to read as follows:

SEC. 101.0426 CN (NEIGHBORHOOD COMMERCIAL) ZONE

A., B., C., D. and E. - No changes.

F. COASTAL ZONE REGULATIONS

Within the Coastal Zone, the following  
regulations shall be supplementary to, and in the  
event of conflict shall supersede, the regulations set  
forth or referenced in preceding paragraphs of this  
Section.

1. Permitted Uses (see also Paragraph "B.")

Apartments, provided that dwelling units  
shall not be permitted on the ground floor of any  
building on the front half of the lot or  
premises.

2. Special Regulations (see also Paragraph  
"C.")

a. 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 appearance similar to the main building.

b. A minimum of 32 square feet of on-site refuse collection area shall be provided on each lot or premises and shall not be located in any front or street side yard. Said area shall be screened by a solid wall or fence with a minimum height of four feet or the height of the refuse container, whichever is greater; provided that a six-foot solid wall or fence shall be constructed between any such container and any adjoining residentially zoned property. In all cases where a lot or premises is served by an alley, all refuse collection areas shall be directly accessible to such alley.

3. Property Development Regulations (see also Paragraph "D.")

a. Driveways

A maximum of one driveway for every 100 feet of street frontage shall be permitted for each premises; provided that for lots with less than 100 feet of street frontage, one driveway shall be permitted for each frontage. No driveway shall exceed a width of 25 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 lot or premises.

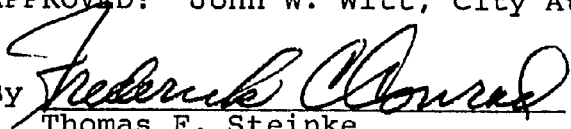
b. Facade Offsets

Any continuous facade greater than 50 feet in length shall be provided with recessed offsets or indentations extending the full height of the facade at not more than 50 foot intervals. Such recessed offsets or indentations shall each have a minimum average depth of two feet, and a minimum length of four feet measured along the vertical plane of the facade; and their inward angles shall be not less than 30 degrees when measured from such plane.

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

*for*   
Thomas F. Steinke  
Deputy City Attorney

TFS:ta:630  
O-83-11  
7/2/82  
REV. 7/7/83  
Or.Dept:Plan.  
Form=r.none

AUG 20 1984

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_  
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"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksm	<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"/>
Uvaldo Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Baxter*, 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

AUG 7 1984

AUG 20 1984

\_\_\_\_\_, 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 *Barbara Baxter*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-16267 Adopted AUG 20 1984

RECEIVED  
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION

1984 SEP 10 AM 8:46

SAN DIEGO, CALIF.

CITY OF SAN DIEGO  
202 C St., 12th Floor  
San Diego, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16267

**ORDINANCE NO. O-16267**  
**(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0428, BY ADDING SUBSECTION "F" RELATING TO CN (NEIGHBORHOOD COMMERCIAL) ZONE.

This ordinance amends those sections of the San Diego Municipal Code relating to the CN Zone, within the Coastal Zone only, by adding special regulations that concern equipment screening and refuse collection; and by establishing property development regulations that require a building facade offset and front driveway width and spacing.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

Introduced August 7, 1984  
Passed and adopted by the Council of The City of San Diego August 20, 1984

**AUTHENTICATED BY:**  
**ROGER HEDGECOCK**  
Mayor of The City of San Diego, California  
**CHARLES G. ABDELNOUR**  
City Clerk of The City of San Diego, California  
By **BARBARA BAXTER** Deputy

(SEAL)  
Pub. Sept. 3, 1984 80-8876

I, Carrie Gedeon, 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. O-16267  
(New Series)

5" X 9.76 = 48.80

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:

September 3, 1984

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

Dated at San Diego, California this 3rd day of Sept., 1984.

(Signature)

01389