

(O-83-14)
REV. 7/7/83
REV. 9/23/83
REV. 9/7/84

ORDINANCE NUMBER O- 16302 (NEW SERIES)

ADOPTED ON OCT 22 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0430, BY ADDING
SUBSECTION "F.," RELATING TO C-1 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 101.0430, to read as follows:

SEC. 101.0430 C-1 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.")

a. Wholesaling and retailing of goods
and dispensing of services from the following
establishments:

1) Fish and shellfish stores and
markets.

2) Fishing supply shops.

3) Marine electronic and electrical equipment sales and service.

4) Marine engine sales, service and parts supply.

5) Marine hardware sales.

6) Marine plumbing and water system sales and service.

b. Drive-in and drive-thru facilities if approved by Planned Commercial Development Permit.

c. Those uses permitted under Paragraph "B.," except that the following uses shall be prohibited:

1) Feed stores.

2) Ice delivery stations.

3) Moving and household storage facilities.

4) Newspaper plants, provided that the floor area occupied for such use per establishment does not exceed 5,000 square feet.

5) Transportation terminals.

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

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

b. 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.

c. A minimum of 32 square feet 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 fence or wall 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 (see also Paragraph "D.3.")

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. Landscaping (see also Paragraph "D.6.") The required landscaped area shall be not less than five percent of the total area of the premises.

c. 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.

d. Outdoor Display and Storage

Outdoor display and storage of new and used boats shall be permitted without screening walls or fences, except along common property lines of abutting residentially zoned lots.

e. Walls

Prior to the use and 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 the provisions of SEC. 101.0621 shall apply.

4. Off-Street Parking Regulations (see also Paragraph "E.")

a. Every premises used for one or more restaurants shall be provided with a minimum of one off-street parking space on the same lot or premises for each 200 square feet of gross floor area.

b. Where ambiguity exists in the application of these off-street parking requirements or where any use not specified in Paragraphs "B." or "F.1.," above, is found to be a permitted use, the off-street parking requirements shall be consistent with those for similar uses in this zone.

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 Thomas F. Steinke
Thomas F. Steinke
Deputy City Attorney

TFS:ta:630
7/2/82
REV. 7/7/83
REV. 9/23/83
REV. 9/7/84
Or.Dept:Plan.
O-83-14
Form=o.none

Passed and adopted by the Council of The City of San Diego on OCT 22 1984,
 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 Struiksmma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" 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

OCT 9 1984, and on OCT 22 1984.

~~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 <u>0-16302</u>	Adopted <u>OCT 22 1984</u>

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
1984 NOV -8 AM 9:36
SAN DIEGO, CALIF.

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

IN THE MATTER OF

NO.

ORDINANCE NUMBER O-16302

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(NEW SERIES)**

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0430, BY ADDING SUBSECTION
"F" RELATING TO C-1 ZONE.**

This ordinance amends that section of the San Diego Municipal Code relating to the C-1 Zone, within the Coastal Zone only, by specifying that certain marine-oriented uses are permitted and that certain other uses are prohibited; by adding special regulations concerning refuse collection areas; by adding property development regulations relating to driveways, landscaping, facade offsets, outdoor display and storage, and perimeter walls; and by adding a special off-street parking requirement for restaurants.

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 OCT 9 1984

Passed and adopted by the Council of The City of San Diego OCT 22 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

(SEAL)

By BARBARA BAXTER, Deputy

Publiah Nov. 5

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I, Michael L. Ungashick, 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 NUMBER O-16302
(NEW SERIES)

5 1/4" X 9.76 = 49.28

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:

November 5, 1984

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

Dated at San Diego, California this 5th day of Nov., 19 84.

Michael L. Ungashick
(Signature)

0.1538