

ORDINANCE NUMBER O- 17420 (NEW SERIES)

ADOPTED ON FEB 05 1990

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 17, OF THE SAN DIEGO MUNICIPAL CODE BY RENUMBERING SECTIONS 103.1700 AND 103.1701 TO SECTIONS 103.1701 AND 103.1702, RESPECTIVELY; BY AMENDING AND RENUMBERING SECTIONS 103.1702, 103.1703, 103.1704, 103.1705, 103.1706 AND 103.1707 TO SECTIONS 103.1703, 103.1704, 103.1705, 103.1706, 103.1707 AND 103.1708, RESPECTIVELY, ALL RELATING TO THE SOUTHEAST SAN DIEGO PLANNED DISTRICT; AND AMENDING CHAPTER X, ARTICLE 3, BY REPEALING DIVISION 18 RELATING TO THE SHERMAN HEIGHTS HISTORIC DISTRICT.

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, Division 17, of the San Diego Municipal Code be and the same is hereby amended by renumbering Sections 103.1700 and 103.1701 to Sections 103.1701 and 103.1702, respectively.

Section 2. That Chapter X, Article 3, Division 17, of the San Diego Municipal Code be and the same is hereby amended by amending and renumbering Sections 103.1702, 103.1703, 103.1704, 103.1705, 103.1706 and 103.1707 to Sections 103.1703, 103.1704, 103.1705, 103.1706, 103.1707 and 103.1708, respectively, to read as follows:

**DIVISION 17**

**SOUTHEAST SAN DIEGO PLANNED DISTRICT**

**SEC. 103.1701 PURPOSE AND INTENT**

[No change in text.]

**SEC. 103.1702 BOUNDARIES OF THE PLANNED DISTRICT**

[No change in text.]

**SEC. 103.1703 APPLICABLE REGULATIONS**

**A. GENERAL PROVISIONS**

1. [No change.]

2. The Department of Building Inspection and/or Engineering and Development Department shall not issue any permit for the installation of fixtures or equipment, or for the erection, construction, conversion, establishment, alteration or enlargement of any buildings, structure or improvement, or for the occupancy of any building or structure or for the grading, subdivision or street actions for any site in any portion of the Southeast San Diego Planned District until approval of the Planning Director has been obtained by the applicant or owner in compliance with the development criteria contained herein.

Applications for grading permits, tentative maps and street actions shall not be accepted unless concurrent application is made for a Southeast Development Permit and/or building permit, or until the Planning Director determines such action may proceed independent of said permits.

3. All minor additions, minor structural changes and curb cuts shall not require a Southeast Development Permit. Minor additions shall be any construction project consisting of less than twenty-five percent (25%) of the gross square foot floor area of the existing structure and attached to the existing structure. Minor additions may not include the addition of a residential dwelling unit or any change which may allow an increase in density. All minor additions, structural changes, curb cuts, garage conversions and any other changes requiring permits, shall conform to the development criteria of the underlying zone and shall be reviewed by the Planning Department. Application for zone variance shall be consistent with Section 101.0502, or shall be processed consecutively with any required discretionary action.

Minor additions and structural changes in the Sherman Heights and Grant Hill Park Historic Districts may require a Southeast San Diego Historic Permit. See Section 103.1703.C.

4. The fees for classification of use, variance, subdivision, and change of street name shall be the same as set forth in Chapter X, Article 1, Division 2. The procedure for

application of the above permits as well as the procedure for public notice and public hearing process shall be the same as set forth in Chapter X, Article 1, Division 2 and Division 5 of the Municipal Code.

5. Any change in use shall require landscaping, fencing, signage, outdoor storage enclosures, on-site parking where possible and a toxics disclosure statement where applicable, to be provided as required by this Ordinance, Sections 103.1701 through 103.1708.

6. [No change.]

B. SOUTHEAST SAN DIEGO DEVELOPMENT PERMIT

1. A Southeast San Diego Development Permit shall be required for:

a. Multi-family residential projects of four or more units.

b. through d. [No change.]

e. Uses requiring a Conditional Use Permit, or other uses requiring Planning Director Review. Planning Commission or City Council review shall be as required by Section 101.0510.

2. [No change.]

3. If the Planning Director determines that the application is complete and conforms with all City regulations, policies, guidelines, design standards and density, the Planning Director shall grant a Southeast San Diego Development Permit within 90 days if it is found from the evidence presented that environmental review has been completed in compliance with state and federal standards and regulations and all of the following facts exist:

a. The proposed use and project design meet the purpose and intent of this Division, comply with the recommendations of the Southeast San Diego Community Plan, and will not adversely affect the General Plan or other applicable plans adopted by the City Council;

b. through d. [No change.]

4. A Southeast San Diego Development Permit shall not be granted for the development of a site with existing Municipal Code violations or to an applicant cited for Municipal Code violations, until said violations are remedied.

#### C. SOUTHEAST SAN DIEGO HISTORIC PERMIT

1. A Southeast San Diego Historic Permit shall be required for the commencement of any work in the

erection of any new building or structure, or remodeling, alteration, addition, or demolition of any existing building or structure within the Sherman Heights or Grant Hill Park Historic Districts, any structure which is proposed to be moved into the historic districts, or grading. The Southeast San Diego Historic District boundaries are designated on Map Drawing Numbers C-737 and C-788 and are shown in Appendix H.

2. A Southeast San Diego Historic Permit is not required for interior modifications, repairs or remodeling, nor any exterior repairs or alterations for which a permit is not now required with the exception of fences, porch repairs, painting or stuccoing or other exterior siding, renewal of roof coverings and window replacement.

3. This section does not supersede, change, amend nor in any way alter the manner, method or requirements of the review procedures for any designated City of San Diego historical site by the Historical Site Board.

4. Applications, for permits shall be made in accordance with Municipal Code section 103.0403.B. A fee/deposit, as indicated on the current fee/deposit schedule maintained in the Planning

Department, shall be paid when application for a Southeast San Diego Historic Permit is made.

a. Exceptions to application and fee/deposit:

(1) No application fee/deposit is required for fencing, painting, renewal of roof coverings.

(2) Any development project which would otherwise require a Southeast San Diego Development Permit shall follow all regulations as outlined in Sections 103.1701 through 103.1708 as a combined Southeast San Diego Development Permit and Southeast San Diego Historic Permit. Where there is a conflict in the design criteria between the Southeast San Diego Planned District development criteria and the Design Criteria and Guidelines for the historic districts, the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. 00-16893-2 shall apply.

(3) No application fee/deposit is required for the rehabilitation of owner-occupied single family structures.

5. The Planning Director shall approve or deny any application for a Southeast San Diego Historic Permit in accordance with its compliance with the regulations contained within this Division, and compliance with the Sherman Heights and Grant Hill Park Historic District Design Criteria and Guidelines, Ordinance No. 00-16893-2 within sixty (60) days after the submittal of a complete application.

6. The Planning Director may request Historical Site Board review of special projects that require design review for consistency with existing structures in the Historic District.

7. Appeal of the Planning Director decision to approve or deny a Southeast San Diego Historic Permit shall be to the City Council. Additionally, prior to any hearing before the City Council, the Planning Director shall seek the advice of the City's Historical Site Board, at a noticed public hearing of the Board. The Board's recommendation shall be transmitted to the City Council by the Planning Director.

8. Any permit granted by The City of San Diego, as herein provided, shall be conditioned upon the privileges granted being utilized within



eighteen (18) months after the date of issuance of said permit. Failure to start work within the eighteen (18) month period will automatically void the permit unless an extension of time has been granted by the Planning Director as set forth in the following paragraph. Construction must actually be commenced within the stated period and must be diligently prosecuted to completion. During the course of development, a lapse of work for six (6) months shall also void the permit.

EXTENSION OF TIME TO A VALID PERMIT. The Planning Director may grant an extension of time of up to two (2) years on the time limit contained in a currently valid permit. To initiate a request for an extension of time, the property owner or owners shall file a written request with the Planning Director in the office of the Planning Department prior to the expiration of the permit. The Planning Director may grant the extension of time if it is determined from the evidence submitted that there has been no material change of circumstances since the permit was originally granted. The Planning Director shall notify the Southeast San Diego Community Planning Committee of any extension of time requests.

D. DISCRETIONARY PERMIT DESIGN REVIEW

The Southeast Economic Development Corporation's Board and the Southeast San Diego Community Planning Committee shall advise the City Council, Planning Commission and Planning Director on matters of design review, as follows:

1. through 4. [No change.]

5. Both the Southeast San Diego Economic Development Corporation and the Southeast San Diego Community Planning Committee shall prepare an annual report outlining actions on projects requiring a Southeast Development Permit to the Planning Director by no later than July 1 of each year.

6. [No change.]

E. PUBLIC FACILITIES, STRUCTURES AND AREA

[No change in text.]

F. FENCING

All fences constructed on site shall be of wrought iron, wood, concrete or other masonry materials. Plant materials, including thorned species, may be used in lieu of fencing where appropriate. Plant material fencing shall be installed and maintained in accordance with the provisions of Division 7 and the Landscape Technical Manual. All other applicable fence

regulations of Division 6 shall apply. Chain-link fencing may be allowed in SF zones according to Division 6 regulations, and for temporary security of unsafe structures or sites.

G. NEIGHBORHOOD FOCUS

[No change in text.]

**SEC. 103.1704 RESIDENTIAL REGULATIONS**

The following regulations are applicable to all residential zones. Section 103.1705 presents the single-family residential development criteria for those projects which will be processed with standard ministerial permit action. Section 103.1706 presents the multiple-family residential development criteria.

All manufactured or factory built housing and move-on structures and all institutional structures including churches are subject to the development criteria of the underlying planned district zone unless otherwise stated in this Division. All move-on structures must obtain a Southeast San Diego Development Permit as specified in Section 103.1703.B. of the Municipal Code. All manufactured and factory built housing, roof, siding and foundation treatments shall conform to the relevant sections of the Uniform Building Code, including, but not limited to, Chapters 29 through 32 and roof overhang, roofing

material and siding material shall be similar to types used for existing adjacent residential structures.

Foundations and footings must be finished in a manner consistent with the structure for all housing types.

**SEC. 103.1705 SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
CRITERIA SF-40,000, SF-20,000,  
SF-15,000, SF-10,000, SF-8,000,  
SF-6,000, SF-5,000**

A. and B. [No change.]

**C. DENSITY REGULATIONS**

In the SF zones only one dwelling unit is permitted on any legal lot or premises.

**D. PROPERTY DEVELOPMENT REGULATIONS**

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

**1. Minimum Lot Dimension**

a. The minimum lot sizes, street frontage and dimensions shown on Table I shall be required in the Southeast San Diego SF (single-family) zones.

**TABLE I OF SECTION 103.1705**

[No change in text of Table I.]

b. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single building site provided the lot or parcel qualified under the definition of lot as set forth in Section 101.0101.34 of this Code.

c. Small lot overlay zoning (Section 101.0455) is not permitted in the SF zones. The use of small lot overlay zoning development criteria (Section 101.0455) is permitted in the MF zones for single-family residential construction on small lots when such use is desired. A Southeast San Diego Development Permit shall be required for small lot overlay development in MF zones.

d. For any lot which fronts principally on a turnaround or on a curving street having a centerline radius of curvature of less than one hundred (100) feet, the minimum frontage shall be sixty percent (60%) of the number shown in the frontage column of Table I.

2. Minimum Yard Dimensions.

a. [No change.]

b. Notwithstanding the minimum front yard dimensions in the single-family (SF) zones, garages which face the street, and which take access from that street, shall have a minimum setback of twenty-five (25) feet unless alternative on-site vehicle parking is provided satisfactory to the Planning Director. (See Appendix B, Illustration 2.)

**TABLE II OF SECTION 103.1705**

**MINIMUM YARD DIMENSIONS (LINEAR FEET)**

Zone	Front Yard	Side Yard Interior	Side Yard Street	Rear Yard
SF-40,000	25	10	20	10
SF-20,000	25	8	15	8
SF-15,000	25	7	10	7
SF-10,000	20	6	10	6
SF-8,000	15	5	10	5
SF-6,000	15	5	10	5
SF-5,000	15	5	10	5

c. [No change.]

3. Floor Area Ratios. The maximum floor area ratio in the single-family (SF) zone shall be 0.50.

4. Maximum Building Height. No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than twenty-four (24) feet for structures with a flat roof nor greater than thirty (30) feet measured to the ridge line on structures with roofs having a pitch of 3:12 or steeper. All buildings in the SF zones shall be limited to two stories.

5. [No change.]

6. Maximum Diagonal Dimension.

a. The Diagonal Plan Dimension shall be used in all single-family residential projects and shall apply to all new and existing buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure. No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as established below:

TABLE III OF SECTION 103.1705

Street Frontage (in Linear Feet)	Diagonal Measure- ment Length (in Linear Feet)
0-50	125% of frontage
more than 50 to 100	100% of frontage
more than 100	85% of frontage

b. Exceptions to the maximum diagonal requirement for single-family zones are the same as for multiple-family zones. See Section 103.1706.L.1.b. and c.

7. Hardscape/Landscape.

a. [No change.]

b. One street tree shall be required in the public right-of-way for every fifty (50) feet of each lot or parcel street frontage.

Groundcover shall be installed and maintained for all unpaved or undeveloped land area.

8. Lighting. Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties.

9. Parking and Access Regulations.

a. Every premises shall be provided with a minimum of two (2) permanently maintained off-street parking spaces in a parking area or private garage on the same premises.

b. Minimum driveway width shall be not less than ten (10) feet.

Maximum driveway width shall not exceed twenty-five (25) feet. There shall be no less than thirty (30) feet measured at the property line, between driveways serving the same premises. All driveways shall lead to legal off-street parking spaces on the same premises.

**SEC. 103.1706 MULTIPLE-FAMILY RESIDENTIAL ZONE REGULATIONS - MF-3000, MF-2500, MF-2000, MF-1750, MF-1500, MF-1250, MF-1000**

A. through C. [No change.]

D. DENSITY REGULATIONS

1. [No change.]

2. The maximum number of dwelling units permitted per acre and land area requirements in any MF zone shall be as follows:



**TABLE I OF SECTION 103.1706**

<b>Zone</b>	<b>Maximum Dwelling Units Per Net Acre</b>	<b>Required Land Area Per Dwelling Unit</b>
MF-3000	14.52 du/ac	3,000 sq. ft.
MF-2500	17.42 du/ac	2,500 sq. ft.
MF-2000	21.78 du/ac	2,000 sq. ft.
MF-1750	24.89 du/ac	1,750 sq. ft.
MF-1500	29.04 du/ac	1,500 sq. ft.

**E. MINIMUM LOT AREAS AND DIMENSIONS**

1. Minimum lot areas and dimensions required within the respective multiple family (MF) zones shall be as shown in TABLE II, below:

**TABLE II OF SECTION 103.1706**

**MF ZONES**

**MINIMUM LOT AREAS AND DIMENSIONS  
(In Lineal Feet)**

<b>Zone</b>	<b>Minimum Area (sq. ft.)</b>	<b>Street Frontage</b>	<b>Width Interior Corner</b>	<b>Minimum Lot Dimensions Depth</b>	
MF-3000	6,000	60	60	65	100
MF-2500	6,000	60	60	65	100
MF-2000	6,000	60	60	65	100
MF-1750	6,000	60	60	65	100
MF-1500	6,000	60	60	65	100

2. and 3. [No change.]

**F. YARD AND SETBACK REQUIREMENTS**

1. and 2. [No change.]

3. Minimum Setbacks (linear feet).

TABLE III OF SECTION 103.1706

Yard Location	Dimensions
Front	10
Interior Side	5 (a) (b)
Street Side	8
Rear	5 if alley 15 if no alley

a. Setback. For each story or portion thereof above two stories, the building shall be set back or the story shall be stepped back an additional three feet.

b. [No change.]

G. MAXIMUM BUILDING HEIGHTS

The maximum building height permitted in the MF-3000 Zone shall be twenty-four (24) feet for buildings with flat roofs or thirty (30) feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings in the MF-3000 zone shall be limited to two stories.

H. MAXIMUM LOT COVERAGE

[No change in text.]

I. MAXIMUM FLOOR AREA RATIO (F.A.R.)

The maximum F.A.R. permitted in the MF zones shall be 1.00.

J. LANDSCAPING REGULATIONS

[No change in text.]

K. ENCLOSURE REGULATIONS

1. [No change.]

2. Applicable wall regulations are contained in Division 6 of this Article.

L. SPECIAL REGULATIONS

1. Maximum Diagonal Dimension

a. The Diagonal Plan Dimension shall be used in all multiple-family residential projects and shall apply to all new and existing buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure, except for those lots that have a lot depth that exceeds the lot width by two hundred seventy-five percent (275%). (See Appendix B, Illustration 3.)

No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as established below:

TABLE IV OF SECTION 103.1706

Street Frontage (in Linear Feet)	Diagonal Measure- ment Length (in Linear Feet)
0-100	100% of frontage
more than 100 to 200	85% of frontage
more than 200 to 300	70% of frontage
more than 300	50% of frontage

b. For lots that have lot depths that exceed the lot width by two hundred seventy-five percent (275%), the maximum

diagonal plan dimension may be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas if utilized shall conform to the criteria outlined above. The modulation shall have a minimum four-foot differential and shall extend for a minimum of ten (10) feet in length. (See Appendix B, Illustration 4.)

c. In those cases where the lot street frontage is less than the minimum street frontage requirement of the underlying multiple-family residential zone, the minimum street frontage requirement specified in that zone will be considered as the street frontage for maximum diagonal plan dimension calculation.

2. Exterior Usable Open Area. The following Exterior Usable Open Area criteria is applicable:

a. At least two hundred (200) square feet of exterior usable open area shall be provided on-site for each dwelling unit. The average slope for useable open areas shall not exceed

ten percent (10%). This may include gardens; courtyards; terraces; roof-decks; recreation facilities; children's play areas; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; vegetated areas including lawns, gardens or landscaping (excluding the minimum required landscaping in required yards); and walkways or pathways not intended for access by motor vehicles (excluding walkways, and access balconies above the first floor). The land provided shall be determined by the Planning Director to be functional useable open area which provides for reasonable use by the residents. Functional useable open area shall be a minimum area of one hundred (100) square feet with a minimum dimension of six (6) feet with the exception noted below for private open area. For projects containing units with two (2) or more bedrooms, a children's play area shall be provided to contain a minimum area totaling 20 square feet per unit.

Area used for parking or garaging of motor vehicles; enclosed storage areas; trash collection areas or pads for any mechanical or

electrical equipment shall not be used to satisfy the usable open area requirement.

b. Where private open area is provided, that open area shall be a minimum of forty (40) square feet per dwelling unit with a minimum dimension of five (5) feet; however, not all units are required to have a private open area.

### 3. Offsetting Planes Requirement.

a. For structures in multiple-family residential zones each building wall elevation shall have building offset variations in a minimum of three vertical or horizontal separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of four (4) feet measured perpendicular to the subject plane. The proportions of these building planes along each elevation shall not be less than twenty percent (20%) nor more than fifty percent (50%) of the building elevation area. (See Appendix B, Illustration 6.)

b. Exceptions: For structures of three (3) or less units in multiple-family residential zones the separate building planes may be reduced to a vertical or horizontal difference of two (2) feet.

For single-unit structures in multiple-family zones, each building wall elevation may be reduced to a minimum of two (2) separate planes distinguished by an average horizontal or vertical difference of two (2) feet.

For all exceptions the building plane proportions defined in Section 103.1706.L.3.a. shall apply.

4. [No change.]

5. Trash Collection Areas.

a. [No change.]

b. Trash containers shall be provided and screened by a solid fence or wall.

c. The minimum height of such enclosure shall be one foot higher than any container to be screened.

d. through g. [No change.]

h. Such enclosures shall not be located in any required setback area, front yard area, or legal off-street parking space. Trash containers must be accessible by collection vehicles.

6. Outdoor Storage. Outdoor storage of personal belongings of occupants of dwelling units,

material or equipment, shall be permitted only when incidental to a permitted use, or other similar items are used and located on the same premises, and provided that:

a. The storage area shall be completely enclosed by wall, fences or buildings, or a combination thereof. Any walls or fences shall be solid and not less than six (6) feet in height and shall not be located on the property line or within the setback areas.

b. through d. [No change.]

7. Off-street Parking and Access.

a. Every premises used for one (1) or more of the permitted uses listed in Appendix A, shall be provided with a minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

(1) For single-family dwellings - refer to Section 101.0835.

(2) For multi-family dwellings - refer to Section 101.0835.

(3) For boarding and lodging houses - one (1) space for each lodger.

b. [No change.]



c. Minimum driveway width shall not be less than twelve (12) feet.

Maximum driveway width shall not exceed twenty-five (25) feet. There shall be no less than forty-five (45) feet, measured at the property line, between driveways serving the same premises. All driveways shall lead to a legal off-street parking area on the same premises.

8. Lighting. Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties. Lighting shall be provided for walkways, common areas, and parking areas for security.

9. Management. A management and security plan shall be provided and reviewed by the Police Department where necessary.

**SEC. 103.1707 COMMERCIAL ZONE REGULATIONS - CSF, CSR AND CT**

The commercial elements in the Southeast San Diego Planned District are contained in three distinct design zones which are further regulated by use categories. The assignments correspond to the land use designations of the community plan for this planned district.

A. ZONES AND CATEGORIES - PURPOSE AND INTENT

1. Design Zones. The design zones are provided to utilize the urban design features of the community as discussed in the Urban Design section of the Southeast San Diego Community Plan. The intent is to establish zones that are tailored to the specific functions of the commercial entities.

a. The CSF zone is intended to allow for commercial strip development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile-oriented establishments where the primary commercial function is geared to a single stop activity.

b. and c. [No change.]

2. [No change.]

B. PERMITTED USES

1. [No change.]

2. Residential use is not permitted by right in the commercial zones, except where designated. The designation authorizing residential use is

symbolized by an "R" following the commercial zone category and further qualified with the density of development that would be permitted (i.e., CSF-1-R-3000). The residential development must conform with the criteria of the referenced residential zone of this Planned District.

Development in multiple use zones shall consist of either commercial or residential uses. Mixed uses shall not be permitted. See Appendix P for multiple-use zone development criteria in the Sherman Heights Historic District.

C. MINIMUM LOT AREAS AND DIMENSIONS

1. Minimum lot areas and dimensions required within the respective commercial zones and categories shall be as shown in Table I below:

**TABLE I OF SECTION 103.1707**

[No change in text of Table I.]

2. [No change.]

3. Exception: Community commercial category-2 uses may be permitted in neighborhood commercial category-1 zones where the subject property has direct vehicle access from two streets classified as Major Streets. For this exception, all approved community commercial uses will be specified as conditions of a Southeast San Diego Development Permit.

D. YARD REQUIREMENTS

1. Yard requirements for properties in the respective commercial categories shall be as shown in Table II below:

TABLE II OF SECTION 103.1707

MINIMUM YARD DIMENSIONS  
(Linear Feet)

Zone	Front Yard Min.	Side Yard Int.	Side Yard Street	Rear Yard
CSF 1,2,3	20	0 <sup>(1)</sup>	10 <sup>(2)</sup>	0 <sup>(1)</sup>
CSR 1,2,3	0	0 <sup>(1)</sup>	10 <sup>(2)</sup>	0 <sup>(1)</sup>
CT 1,2,3	15	0 <sup>(1)</sup>	15	0 <sup>(1)</sup>

[No change to footnotes in Table II.]

E. MAXIMUM BUILDING HEIGHT, LOT COVERAGES, AND  
FLOOR AREA RATIOS

The maximum lot coverages, building heights and floor area ratios permitted in the C zones shall be as shown in Table III:

TABLE III OF SECTION 103.1707

[No change in text of Table III.]

F. through H. [No change.]

I. REFUSE COLLECTION AREAS

A minimum of thirty-two (32) square feet of on-site refuse collection area shall be provided on each lot or premises, and shall not be located in any required yard

areas. Said area shall be screened by a solid wall or fence with a minimum height of one (1) foot higher than any container to be screened.

J. OFF-STREET PARKING REGULATIONS

1. Every premises used for one (1) or more of the permitted uses listed in Appendix A 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 (1) parking space for each guest room and one (1) space per employee per shift.

b. [No change in text.]

c. [No change in text.]

d. [No change in text.]

e. [No change in text.]

f. For incidental offices - one (1) parking space for each four hundred (400) square feet of gross floor area.

g. [No change in text.]

h. [No change in text.]

i. [No change in text.]

j. For all commercial retail, service and similar establishments and associated warehousing - one (1) parking space for each four hundred (400) square feet of gross floor area.

2. and 3. [No change.]

K. SITE LANDSCAPE REQUIREMENTS

[No change in text.]

L. DRIVEWAYS

Curb cuts for driveways shall comply with the following schedule.

TABLE IV OF SECTION 103.1707

Parcel Street Frontage	Maximum Number of And Width of Curb Cuts
150 feet or less	1 @ 25 feet
151-200 feet	2 @ 25 feet
201 feet or more	1 additional curb cut of 25 feet for each additional 100 feet of parcel frontage over 200 feet.

M. OFF-STREET LOADING FACILITIES

Loading or unloading facilities shall be so sized and located so as to not permit trucks in required front or street side yards during loading and unloading activities.

N. SPECIAL REGULATIONS

1. and 2. [No change.]

3. Offsetting Planes and Building Facade

Variation Requirement

a. Offsetting Plane - The particular facade, side or elevation of a building which faces the front and street side property line, shall have building variations in a minimum of three (3) separate planes for up to fifty (50)

feet of horizontal building wall elevation. A separate building plane shall be provided for each additional twenty-five (25) feet of building elevation or part thereof. A separate building plane is distinguished by an average horizontal difference of two (2) feet measured perpendicular to the subject plane. No single plane shall total more than fifty percent (50%) or less than twenty percent (20%) of the building elevation area (Appendix B, Illustration 6); and

b. Building Facade Variation - The particular face, side or elevation of the building which faces the front and street side property line, shall have building facade variations in a minimum of three (3) separate materials, textures, colors, or any combination thereof. No single variation shall total less than twenty percent (20%) nor more than fifty percent (50%) of the building elevation area.

**SEC. 103.1708 INDUSTRIAL ZONE REGULATIONS - I-1 AND I-2**

The industrial zones in the Southeast San Diego Planned District are in two (2) specific groups. The assignments correspond to the land use designations of the Southeast San Diego Community Plan.

A. PURPOSE AND INTENT

1. and 2. [No change.]

3. The I-1 and I-2 zones are intended to provide quality development, decrease land use conflicts and provide maximum employment opportunities.

B. PERMITTED USES

[No change.]

C. PROPERTY DEVELOPMENT REGULATIONS

1. Minimum lot areas and dimensions required within the respective industrial zones shall be as shown on Table I below:

**TABLE I OF SECTION 103.1708**

[No change in text of Table I.]

2. [No change.]

D. YARD REQUIREMENTS

Yard requirements for properties in the respective industrial zones shall be as shown in Table II below:

**TABLE II OF SECTION 103.1708**

[No change in text of Table II.]

E. MAXIMUM BUILDING HEIGHT, LOT COVERAGE, AND FLOOR AREA RATIOS

1. The maximum lot coverages, building heights and floor area ratios permitted in the industrial zones shall be as shown on Table III:



**TABLE III OF SECTION 103.1708**

[No change in text of Table III.]

F. through H. [No change.]

**I. REFUSE COLLECTION AREAS**

A minimum of thirty-two (32) square feet of on-site refuse collection area shall be provided on each lot or premises, and shall not be located in any required yard areas. Said area shall be screened by a solid wall or fence with a minimum height of one (1) foot higher than any container to be screened.

**J. OFF-STREET PARKING REGULATIONS**

1. and 2. [No change.]

**K. SITE LANDSCAPE REQUIREMENTS**

[No change in text.]

**L. DRIVEWAYS**

Curb cuts for driveways shall comply with the following schedule.

**TABLE IV OF SECTION 103.1708**

<b>Parcel Street Frontage</b>	<b>Maximum Number of And Width of Curb Cuts</b>
150 feet or less	1 @ 30 feet
151-200 feet	2 @ 30 feet
201 feet or more	1 additional curb cut of 30 feet for each additional 100 feet of parcel frontage over 200 feet.

In those cases where the lot or parcel has less than one hundred fifty (150) feet of street frontage and the lot or parcel does not have an alley or the

alley adjacent to the lot or parcel is unimprovable two (2) driveways with a maximum width of thirty (30) feet each, measured at the property line, may be allowed provided that the driveways are so located as to provide at least one (1) on-street parking space being not less than twenty (20) feet in length measured along a full height curb.

M. OFF-STREET LOADING FACILITIES

[No change in text.]

N. SPECIAL REGULATIONS

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

2. Building Modulation or Offsetting Planes, and Building Facade Variation Requirement

a. Building Modulation - The particular face, side or elevation of a building which faces the front, street side, and alley property lines shall have building breaks or modulations which vary in setback by at least two (2) feet for each twenty (20) feet of the particular facade or building elevation. The differential offset shall extend for a minimum distance of four (4) feet. The face of the building will be offset in plan for each floor (Appendix B, Illustration 5); or

b. Offsetting Plane - The particular face, side or elevation of a building which faces the front, street side, and alley property lines, shall have building variations in a minimum of three (3) separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of two (2) feet measured perpendicular to the subject plane. No single plane shall total more than fifty percent (50%) or less than twenty percent (20%) of the building elevation area (Appendix B, Illustration 6); and

c. Building Facade Variation - The particular face, side, or elevation of a building which faces the front, street side, or alley property line, shall have building facade variations in a minimum of three (3) separate materials, textures, colors, or any combination thereof. No single variation shall total less than twenty percent (20%) nor more than fifty percent (50%) of the building elevation area.

#### O. ENVIRONMENTAL EFFECTS

The following effects and toxic materials shall be controlled through the conditions of a Southeast San Diego Development Permit, where such permit is required.

1. through 3. [No change.]

4. Toxic Materials. Application for industrial uses shall include a County of San Diego, Department of Health Services Hazardous Materials Management Division Toxics Disclosure Statement and completed Hazardous Materials Management Questionnaire, and a completed City of San Diego Fire Department hazardous materials information form (Form FPB-500). The Planning Department will meet with the Fire Department, the County of San Diego Department of Health Services and the Air Pollution Control District where necessary to determine the need for mitigating measures to reduce the risk of potential contaminants. Any decision of the Planning Director may be appealed to the Planning Commission in accordance with the procedures set forth in Section 101.0230.

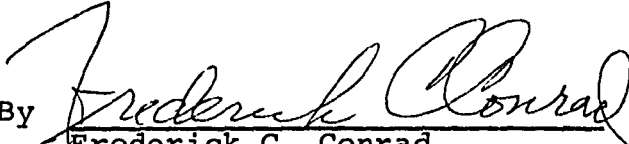
P. [No change in text.]

Section 3. That Chapter X, Article 3, of the San Diego Municipal Code be and the same is hereby amended by repealing Division 18.

0-17420

Section 4. 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:lc:pev  
11/22/89  
01/22/90 REV. 1  
Or.Dept:Plan.  
O-90-89  
Form=o.none

**APPENDIX A OF CHAPTER X, ARTICLE 3, DIVISION 17  
USES**

**SOUTHEAST SAN DIEGO PLANNED DISTRICT**

**Legend:** P = Permitted  
 - = Not Permitted  
 L = Subject to Limitations  
 SP = Special Permit  
 Special Permit for  
 Alcohol Sales and  
 Distribution - See  
 Appendix C

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
<b>Residential</b>							
Single family dwellings	P	P	-	-	-	-	-
Two-family dwelling	-	P	-	-	-	-	-
Apartment houses (no temporary residence)	-	P	-	-	-	-	-
Boarding and Lodging houses (not a residential-care facility)	-	P	-	-	-	-	-
Child day care center	SP	SP	SP	SP	-	-	-
Churches, Temples or buildings of a permanent nature used for religious purposes	SP	SP	SP	SP	SP	-	-
Companion Units	SP	P					
Elderly or handicapped housing	-	SP	SP	SP	-	-	-
Fraternities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions/Home full-time child care (maximum 15 children under 16 years)	SP	SP	L(e)	L(e)			
Libraries - Public	-	SP	P	P			
Mobilehome (1) -Temporary Watchman	SP	SP	SP	SP	SP	SP	SP

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Mobilehome Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices/Model Homes (temporary) new subdivisions	P	P	-	-	-	-	-
Residential-Care Facilities	SP	SP	-	-	-	-	-
Schools limited to primary, elementary, junior high and senior high	SP	SP	-	-	-	-	-

\* NOTE: Listing has been alphabetized for residential uses as a proposed revision.

### Commercial

Establishments engaged in the retail, wholesale, service or office uses for the following; unless otherwise indicated:

Advertising, Secretarial & Telephone answering services	-	-	-	P	P	P	P
Agencies for tickets, Travel & Car rental	-	-	-	P	P	P	P
Ambulance service	-	-	-	P	-	P	-
Animal hospital	-	-	-	SP	-	SP	-
Antique shops	-	-	-	P	-	P	-
Apparel shops	-	-	P	P	P	-	-
Art stores and Art galleries	-	-	-	P	P	-	-
Automobile & truck sales, Rental agencies (usable vehicles only)	-	-	-	P	-	P	-
Automobile wash establishments	-	-	-	P	-	P	-
Automobile paint & repair shops (including body and fender work) (a)	-	-	-	-	-	SP	-
Automobile service stations/gas stations	-	-	SP	SP	SP	SP	SP

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loans	-	-	P	P	P	P	P
Barber shops	-	-	P	P	P	-	-
Beauty shops	-	-	P	P	P	-	-
Bicycle shops	-	-	P	P	-	-	-
Boat sales agencies	-	-	-	P	-	P	-
Book stores	-	-	P	P	P	-	-
Building materials stores (b)	-	-	-	P	-	P	-
Business machine sales display & service	-	-	-	P	-	P	-
Catering services	-	-	-	P	P	-	-
Cleaning & dyeing works (including rugs, carpets, and upholstery) (a) (c)	-	-	-	P	-	P	-
Cocktail lounges	-	-	-	SP	SP	-	-
Communication facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	P	-	P	-
Curtain, drapery and upholstery shops	-	-	-	P	-	P	-
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	-	-	P	-	P	-
Dairy stores, including drive-ins	-	-	-	P	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and Blueprint services	-	-	-	P	-	P	-
Drug stores	-	-	P	P	-	-	-
Dry cleaning establishments (no truck delivery of finished cleaning)	-	-	P	P	-	-	-
Dry cleaning & laundry agencies and Self-service dry cleaning & laundry establishments	-	-	-	P	-	P	-
Electronic data processing, tabulating, and record keeping services	-	-	-	P	-	P	-
Employment agencies	-	-	-	P	-	P	-
Equipment and tool rental establishments (no man-ridden equipment)	-	-	-	P	-	P	-
Feed stores	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	-



Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Florists	-	-	P	P	P	-	-
Florist supplies	-	-	-	P	-	P	-
Food stores	-	-	P	P	-	-	-
Frozen food lockers	-	-	-	P	-	P	-
Funeral parlors	-	-	-	P	-	-	-
Furniture stores	-	-	-	P	-	P	-
Gift shops	-	-	P	P	P	-	-
Greeting card shops	-	-	P	P	P	-	-
Gymnasium and Health studios	-	-	-	P	-	P	-
Hardware stores	-	-	-	P	-	P	-
Hobby shops	-	-	P	P	-	-	-
Hospital/Veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-share projects(f)	-	-	-	-	P	-	-
Ice delivery stations	-	-	-	P	-	P	-
Interior decorators	-	-	-	P	-	P	-
Jewelry stores	-	-	P	P	-	-	-
Labor unions (no hiring halls) & Trade associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather goods and Luggage shops	-	-	-	P	-	-	-
Liquor stores	-	-	-	SP	SP	-	-
Lithography shops	-	-	-	P	-	P	-
Locksmith shops	-	-	-	P	-	P	-
Medical, Dental, Biological, and X-ray laboratories	-	-	-	P	-	P	-
Medical appliance sales	-	-	-	P	-	P	-
Motor vehicle, parts and accessories, retail sale of new items only	-	-	-	P	-	P	-
Moving and Household storage facilities	-	-	-	-	-	P	-
Music stores, Video stores	-	-	-	P	-	-	-
Newspaper plants	-	-	-	-	-	SP	-
Nurseries (plants)	-	-	-	P	-	P	-
Office furniture and equipment sales	-	-	-	P	-	P	-
Offices; business and professional (d)	-	-	P	P	-	P	P
Paint and wallpaper stores	-	-	-	P	-	-	-

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Parking lots - commercial	-	-	-	SP	SP	SP	-
Pawn shops	-	-	-	P	-	-	-
Pet stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic equipment, supplies and film processing stores	-	-	-	P	-	-	-
Photographic studios and retail outlets	-	-	-	P	-	-	-
Plumbing shops (b)	-	-	-	P	-	P	-
Post offices	-	-	SP	SP	SP	SP	SP
Private clubs, Fraternal organizations and Lodges	-	-	-	SP	SP	-	-
Public-Body operated buildings and uses	-	-	-	SP	-	SP	SP
Radio, Television and Home appliance repair shops	-	-	-	P	-	P	-
Radio and Television broadcasting studios	-	-	-	SP	-	SP	-
Recreational facilities (2,500 sq. ft. maximum floor area)	-	-	-	P	P	P	-
Recreational facilities; including Bowling lanes, Miniature golf courses, Skating rinks, Gymnasiums, and Health centers	-	-	-	SP	SP	SP	-
Restaurants, drive-thru and drive-in	-	-	-	P	-	-	-
Restaurants and bars with incidental entertainment and dancing	-	-	-	SP	SP	-	-
Restaurants (excluding sale of intoxicating beverages, drive-in & drive-thru, and incidental entertainment)	-	-	P	P	P	P	-
Rug and carpet stores	-	-	-	P	-	-	-
Shoe stores	-	-	P	P	-	-	-
Shoe repair shops	-	-	P	P	-	-	-
Sporting goods stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for teaching of art, dancing and music	-	-	SP	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-

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**Permitted Uses**

Trade and Business schools  
 Trailer sales agencies  
 Travel bureaus  
 Variety stores  
 Wedding chapels  
 Wholesaling or warehousing of goods and merchandise,  
 associated with the primary on-site use provided  
 that the floor area occupied for such use per  
 establishment does not exceed  
 25% of the building gross floor area (a).

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Trade and Business schools	-	-	-	P	-	P	-
Trailer sales agencies	-	-	-	P	-	P	-
Travel bureaus	-	-	P	P	P	-	-
Variety stores	-	-	-	P	-	-	-
Wedding chapels	-	-	-	P	-	-	-
Wholesaling or warehousing of goods and merchandise, associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (a).	-	-	-	P	-	P	-

**Industrial**

Establishments engaged in the manufacturing,  
 fabricating, assembly, testing repair,  
 servicing and processing of the following  
 (for service, retail, wholesale or rental  
 uses, see Appendix A pages 2 through 7):

Aircraft manufacturing and assembly  
 Aircraft parts other than engines  
 Apparel belts  
 Apparel except leather and fur goods  
 Audio products  
 Awnings - metal, wood or canvas  
 Bags, except textile bags  
 Bakery products  
 Beverages  
 Brooms and brushes  
 Cabinet making  
 Coated, plated and engraved metal  
 Communication equipment  
 Concrete and clay products  
 Confectionery and related products  
 Costume jewelry, costume novelties

Aircraft manufacturing and assembly	-	-	-	-	-	P	P
Aircraft parts other than engines	-	-	-	-	-	P	P
Apparel belts	-	-	-	-	-	P	P
Apparel except leather and fur goods	-	-	-	-	-	P	P
Audio products	-	-	-	-	-	P	P
Awnings - metal, wood or canvas	-	-	-	-	-	P	P
Bags, except textile bags	-	-	-	-	-	P	P
Bakery products	-	-	-	-	-	P	P
Beverages	-	-	-	-	-	P	P
Brooms and brushes	-	-	-	-	-	P	P
Cabinet making	-	-	-	-	-	P	P
Coated, plated and engraved metal	-	-	-	-	-	SP	SP
Communication equipment	-	-	-	-	-	P	P
Concrete and clay products	-	-	-	-	-	SP	SP
Confectionery and related products	-	-	-	-	-	P	P
Costume jewelry, costume novelties	-	-	-	-	-	P	P

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
button, and miscellaneous notions	-	-	-	-	-	P	P
Cut stone and stone products	-	-	-	-	-	P	P
Cutlery, hand tools and general hardware	-	-	-	-	-	P	P
Diecut paper and paperboard, and cardboard	-	-	-	-	-	P	P
Dress and work gloves, except knit and leather products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric lighting and wiring equipment	-	-	-	-	-	P	P
Electric industrial apparatus	-	-	-	-	-	P	P
Electronic components and accessories	-	-	-	-	-	P	P
Electronic computing equipment other than desk top machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated textile products	-	-	-	-	-	P	P
Fabricated wire products	-	-	-	-	-	P	P
Farm machinery and equipment	-	-	-	-	-	P	P
Furniture and fixtures	-	-	-	-	-	P	P
Glass containers	-	-	-	-	-	P	P
Glassware, pressed and blown	-	-	-	-	-	P	P
Guided missiles and space vehicles	-	-	-	-	-	P	P
Hats, caps and millinery	-	-	-	-	-	P	P
Jewelry, silverware and plated ware	-	-	-	-	-	P	P
Laboratories - Research, Development, Testing	-	-	-	-	-	SP	SP
Lamp shades, except metal and glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal cans	-	-	-	-	-	P	P
Mill work	-	-	-	-	-	P	P
Miscellaneous apparel and accessories	-	-	-	-	-	P	P
Motor vehicles, parts and accessories	-	-	-	-	-	P	P
Mortician's goods	-	-	-	-	-	P	P
Musical instruments and parts	-	-	-	-	-	P	P
Office machine	-	-	-	-	-	P	P
Paperboard containers and boxes	-	-	-	-	-	P	P
Pens, pencils and other office and	-	-	-	-	-	P	P

Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
artists' materials	-	-	-	-	-	P	P
Perfumes, cosmetics and other toilet preparations	-	-	-	-	-	P	P
Plumbing fixtures and heating apparatus	-	-	-	-	-	P	P
Pottery and related products	-	-	-	-	-	P	P
Professional, scientific and controlling instruments	-	-	-	-	-	P	P
Photographic and optical goods, watches and clocks	-	-	-	-	-	P	P
Radio and television receiving sets, except communication types	-	-	-	-	-	P	P
Roasted coffee and coffee products	-	-	-	-	-	P	P
Robes and dressing gowns	-	-	-	-	-	P	P
Service industry machines	-	-	-	-	-	P	P
Sighting and fire-control equipment	-	-	-	-	-	P	P
Special industry machinery, except metal-working machinery	-	-	-	-	-	P	P
Toys, amusements, sporting and athletic goods	-	-	-	-	-	P	P
Umbrellas, parasols and canes	-	-	-	-	-	P	P
Wooden Containers	-	-	-	-	-	P	P
<b>Establishments engaged in the wholesale distribution of the following:</b>							
Automotive equipment	-	-	-	-	-	P	-
Drugs, chemicals and allied products	-	-	-	-	-	P	-
Dry goods and apparel	-	-	-	-	-	P	-
Flowers and Florist Supplies	-	-	-	-	-	P	-

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Permitted Uses	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Groceries and related products, except poultry and poultry products, fish and seafood, and fruit and vegetables	-	-	-	-	-	P	-
Electrical goods	-	-	-	-	-	P	-
Hardware, plumbing, heating equipment and supplies	-	-	-	-	-	P	-
Machinery, equipment and supplies, except farm machinery and equipment	-	-	-	-	-	P	-
Tobacco and tobacco products	-	-	-	-	-	P	-
Beer, wine and distilled alcoholic beverages	-	-	-	-	-	P	-
Paper, paper products and kindred supplies	-	-	-	-	-	P	-
Office and home furniture and furnishings	-	-	-	-	-	P	-
Establishments engaged in the following:							
Data processing services	-	-	-	P	-	P	P
Motion picture production	-	-	-	-	-	P	-
The following establishments:							
Carpenter shops	-	-	-	-	-	P	-
Metal working shops	-	-	-	-	-	SP	-
Lumber yards	-	-	-	-	-	P	-
Machine shops	-	-	-	-	-	P	-
Public utility substations	-	-	-	P	-	P	-
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	-	-	P	P
Storage garages	-	-	-	-	-	P	-
Welding shops	-	-	-	-	-	SP	-

**Permitted Uses**

The following business and professional establishments:

Accountants

Architects

Attorneys

Contractors

Engineers

Financial institutions

Insurance agencies

Photographers

Real Estate brokers

Surveyors

Graphic artists

Business machine sales, display and service

Drafting and blueprinting

Electronic data processing

Tabulating and record-keeping services

Labor unions and trade associations

Addressing and secretarial services

	RESIDENTIAL ZONES		COMMERCIAL CATEGORIES			INDUSTRIAL ZONES	
	SF	MF	1	2	3	I-1	I-2
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	P
Attorneys	-	-	-	P	-	P	P
Contractors	-	-	-	P	-	P	-
Engineers	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	P
Insurance agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real Estate brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic artists	-	-	-	P	-	P	-
Business machine sales, display and service	-	-	-	P	-	P	-
Drafting and blueprinting	-	-	-	P	-	P	P
Electronic data processing	-	-	-	P	-	P	P
Tabulating and record-keeping services	-	-	-	P	-	P	P
Labor unions and trade associations	-	-	-	-	-	P	-
Addressing and secretarial services	-	-	-	P	-	P	P

Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit with the City Council as decisionmaker per Section 101.0510-C.4.

### References

- (a) Must be entirely within closed building.
- (b) Open storage areas 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 or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- (c) Ten employees, maximum.
- (d) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
- (e) No overnight residents permitted.
- (f) Single Room Occupancy Hotels are not a permitted use.

5-17420



FEB 05 1990

passed and adopted by the  
the following vote:

City of San Diego on

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Bhonda R. Barnes*, 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

JAN 23 1990

FEB 05 1990

, 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 *Bhonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 017420 Adopted FEB 05 1990

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

**FEB 05 1990**

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
Mayor of The City of San Diego, California.

(Seal)

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

By *Rhonda R. Barnes*, 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

**JAN 23 1990**

**FEB 05 1990**

, 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 *Rhonda R. Barnes*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **017420**

**FEB 05 1990**

Adopted.....

RECEIVED

90 JAN 23 AM 10:50

CITY CLERKS OFFICE  
SAN DIEGO, CA

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CS