

ORDINANCE NO. 10377 AUG 27 1970  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0421.1 RELATING TO THE CR ZONE.

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

Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0421.1 to read as follows:

SEC. 101.0421.1 CR ZONE

A. PURPOSE AND INTENT

The CR Zone is primarily intended to provide for establishments catering to the lodging, dining and recreational needs of tourists and others. Therefore, the CR Zone will usually be placed adjacent to main tourist routes, interstate highways, major recreational areas, and important tourist attractions.

This zone seeks to encourage development characterized by a diversity of recreational facilities, spaciousness, attractive landscaping and ample off-street parking areas.

B. PERMITTED USES

In the CR 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. Hotels and motels.
- 2. Recreational facilities, including but not limited to:
  - a. Golf courses, including miniature courses and driving ranges.

**MICROFILMED**

**APR 27 1978**



- b. Recreation centers.
  - c. Swimming pools, gymnasiums and health centers.
  - d. Tennis, badminton, volley ball, and similar courts.
  - e. Skating rinks.
  - f. ~~Bowling~~ Bowling lanes.
  - g. Riding stables.
  - h. Marinas.
3. Apartments provided they are not located on the ground floor.
  4. Private clubs, lodges and fraternal organizations.
  5. Restaurants and bars with incidental entertainment and dancing.
  6. Theaters, including open-air theaters.
  7. Public utility electric distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
  8. Automobile service stations developed in accordance with building and landscaping plans approved by the Zoning Administrator.
  9. Parking lots - commercial.
  10. Public parks, public playgrounds.
  11. 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.

**MICROFILMED**  
**APR 27 1978**  
**10377**



12. Accessory uses for any of the foregoing permitted uses, including, but not limited to the following:
- a. Business services customarily catering to hotel and motel guests and apartment occupants. These may include sales of newspapers and magazines, tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.
  - b. Signs. The following sign regulations shall apply:
    - (1) One double faced free-standing sign designating the principal uses of the premises shall be permitted fronting each street, placed behind the set-back line. The sign for each street frontage shall not exceed 100 square feet in area per face nor exceed three-tenths of a square foot for each lineal foot of street frontage of the premises, whichever is the lesser area, nor be more than 40 feet in height above the ground surface.
    - (2) One sign visible from the exterior of the building and designating the permitted principal uses of the premises, shall be permitted fronting each street.

The sign for each street frontage shall be attached to, but not project more than 16 inches beyond the face of the building, nor project above the parapet or eaves of the building. The face of the signs shall be parallel to the face of the building, and shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three-tenths of a square foot for each lineal foot of street frontage of the premises, whichever is the lesser area. One directional sign shall be permitted at each driveway entrance and exit. Such signs shall not exceed three square feet in area nor be more than four feet in height.

- (3) All lighting for signs shall be constant light. No flashing or animated signs shall be permitted.

C. SPECIAL REGULATIONS

1. 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. However, neither of the foregoing regulations shall be applicable to signs or accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the permitted uses.

MICROFILMED

APR 27 1978

10377

2. 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 and roofs with construction and appearance similar to the main building.

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 - 40,000 square feet.
  - b. Street Frontage - 100 feet, except that for any lot which fronts principally on a turnaround or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 60 feet.
  - c. Width - 100 feet.
  - d. Depth - 150 feet.
  - e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

MICROFILMED  
APR 27 1978

APR 27 1978

10377

2. Minimum Yards.

- a. Front - 25 feet.
- b. Side.
  - (1) Interior - 10 feet.
  - (2) Street - 25 feet.
- c. Rear - 25 feet.
- d. The above minimum side and rear yards shall be increased by ten feet for each story that the building exceeds two stories in height.
- e. 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. Coverage.

The maximum building coverage shall be 35 percent.

4. Maximum Floor Area Ratio.

The maximum floor area ratio shall be one.

5. 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

MICROFILMED

which exceeds 25 feet in depth shall not be included in calculating the 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 Section 101.0507. 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.

6. Outdoor Storage.

Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

- a. Such storage is located within the rear 25 percent of the lot and is confined to an area not to exceed five percent of the gross floor area of the permitted building or buildings.

**MICROFILMED**

**APR 27 1978**

**10377**



b. The storage area shall be completely enclosed by walls or buildings, or a combination thereof. Said walls shall be not less than six feet in height.

c. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or building.

7. 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 apartments, multiple dwellings and group dwellings, one parking space for each dwelling unit containing not more than one bedroom, and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.

b. For hotels and motels, one parking space for each guest room.

c. For private clubs and similar establishments, one parking space for each guest room or one parking space for each 400 square feet of gross floor area, whichever is greater.

d. For areas used for banquet rooms, dining, dancing, or the serving of drinks, one parking space for each 60 square feet of gross floor area.

**MICROFILMED**  
**APR 27 1978**





- e. For golf courses and golf driving ranges, ten parking spaces for each fairway and one for each driving range tee.
- f. For each play or game court (tennis, handball, etc.), one parking space for each player authorized to participate at one time under the rules of the Amateur Athletic Union.
- g. For gymnasiums and swimming pools, one parking space for each 250 square feet of gross floor area and one parking space for each 35 square feet of water area.
- h. For bowling lanes, seven parking spaces for each alley.
- i. For marinas, three parking spaces for each five boat slips.
- j. For incidental businesses and offices, one parking space for each 400 square feet of gross floor area.
- k. For theaters other than drive-in theaters, and places of assembly not otherwise provided for in this section, one parking space for each three fixed seats, or one space for each 21 square feet of gross floor area where there are no fixed seats.
- l. Exceptions:
  - (1) Parking required under paragraph "E.1.d." above shall be one parking space for each 80 square feet of gross floor area when the subject facilities are accessory to a hotel or motel.
  - (2) Parking required under paragraph "E.1.e." through paragraph "E.1.i." above, may be

-9-  
MICROFILMED  
APR 27 1978

10377



CR

reduced by fifty percent if the  
subject facilities are accessory to  
a hotel or motel.

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 March 1, 1971, being a date more than 30 days from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By C. Alan Sumption  
for Frederick C. Conrad, Deputy

FCC:mk  
Rev. Page 8  
2-24-70  
Rev. Pages 1, 7 and 8  
4-9-70  
Rev. Page 10  
8-20-70

MICROFILMED  
APR 27 1978

Passed and adopted by the Council of The City of San Diego on AUG 27 1970,  
 by the following vote:

RECEIVED  
 CITY CLERK'S OFFICE

1970 FEB 16 PM 4: 05

SAN DIEGO, CALIF

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sam T. Loftin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Henry L. Landt	<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"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mike Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Frank Curran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

**FRANK CURRAN**

Mayor of The City of San Diego, California.

**JOHN LOCKWOOD**

City Clerk of The City of San Diego, California.

(Seal)

By Eelza D. Harrel, 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 13 1970

, and on

AUG 27 1970

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.

**JOHN LOCKWOOD**

City Clerk of The City of San Diego, California.

(Seal)

By Eelza D. Harrel, Deputy.

**MICROFILMED**  
**APR 27 1978**

Office of the City Clerk, San Diego, California

Ordinance Number 10377 Adopted AUG 27 1970

ATTORNEY (S)

City of San Diego  
202 "C" Street  
Community Concourse  
City Administration Building  
San Diego, California 92101

**CERTIFICATE OF PUBLICATION**

No. 10377

IN THE MATTER OF

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING  
SECTION 101.0421.1 RELATING TO THE CR ZONE.

**RECEIVED**  
CITY CLERK'S OFFICE  
1970 SEP 11 PM 1:09  
SAN DIEGO, CALIF.

I, Patricia M. Applestill hereby certify that **The Daily Transcript** is a daily newspaper of general circulation within the provisions of the Government Code of the State of California, printed and published in the City of San Diego, County of San Diego, State of California; that I am the principal clerk of the printer of said newspaper; that the

ORDINANCE NO. 10377  
(NEW SERIES)

to a true and correct copy of which this certificate is annexed was published in said newspaper on

September 4, 1970

I certify under penalty of perjury that the foregoing is true and correct, at San Diego, California,

on September 4, 1970

  
(Signature)

35 1/4" \$148.05

**ORDINANCE NO. 10377**  
(NEW SERIES)

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0421.1 RELATING TO THE CR ZONE.**

BE IT ORDAINED, by the Council of The City of San Diego as follows: Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Section 101.0421.1 to read as follows:

**SEC. 101.0421.1 CR ZONE**

**A. PURPOSE AND INTENT**  
The CR Zone is primarily intended to provide for establishments catering to the lodging, dining and recreational needs of tourists and others. Therefore, the CR Zone will usually be placed adjacent to main tourist routes, Interstate highways, major recreational areas, and important tourist attractions.

This zone seeks to encourage development characterized by a diversity of recreational facilities, spaciousness, attractive landscaping and ample off-street parking areas.

**B. PERMITTED USES**  
In the CR 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. Hotels and motels.
2. Recreational facilities, including but not limited to:
  - a. Golf courses, including miniature courses and driving ranges.
  - b. Recreation centers.
  - c. Swimming pools, gymnasiums and health centers.
  - d. Tennis, badminton, volley ball, and similar courts.
  - e. Skating rinks.
  - f. Bowling lanes.
  - g. Riding stables.
  - h. Marinas.
3. Apartments provided they are not located on the ground floor.
4. Private clubs, lodges and fraternal organizations.
5. Restaurants and bars with incidental entertainment and dancing.
6. Theaters, including open-air theaters.
7. Public utility electric distribution substations, gas regulators and communications equipment buildings developed in accordance with building and landscaping plans approved by the Zoning Administrator.
8. Automobile service stations developed in accordance with building and landscaping plans approved by the Zoning Administrator.
9. Parking lots—commercial.
10. Public parks, public playgrounds.
11. 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.
12. Accessory uses for any of the foregoing permitted uses, including, but not limited to the following:
  - a. Business services customarily catering to hotel and motel guests and apartment occupants. These may include sales of newspapers and magazines, tobacco and packaged liquor; barber and beauty shops; florists and gift shops; agencies for laundering, dry cleaning and pressing; agencies for tickets, travel and car rentals.
  - b. Signs. The following sign regulations shall apply:
    - (1) One double faced free-standing sign designating the principal uses of the premises shall be permitted fronting each street, placed behind the setback line. The sign for each street frontage shall not exceed 100 square feet in area per face nor exceed three-tenths of a square foot for each lineal foot of street frontage of the premises, whichever is the lesser area, nor be more than 40 feet in height above the ground surface.
    - (2) One sign visible from the exterior of the building and designating the permitted principal uses of the premises, shall be permitted fronting each street. The sign for each street frontage shall be attached to, but not project more than 16 inches beyond the face of the building, nor project above the parapet or eaves of the building. The face of the building shall be parallel to the face of the building, and shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three-tenths of a square foot for each lineal foot of street frontage of the premises, whichever is the lesser area. One directional sign shall be permitted at each driveway entrance and exit. Such signs shall not exceed three square feet in area nor be more than four feet in height.

(3) All lighting for signs shall be constant light. No flashing or animated signs shall be permitted.

**C. SPECIAL REGULATIONS**

1. 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. However, neither of the foregoing regulations shall be applicable to signs or accessory uses exclusively serving outdoor recreational activities. The combined gross floor area of all accessory uses on any premises shall not exceed 25 percent of the gross floor area of the permitted use.

2. 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 and roofs with construction and appearance similar to the main building.

**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—40,000 square feet.
  - b. Street Frontage—100 feet, except that for any lot which fronts principally on a line around or on a curving street line having a radius of less than 100 feet, the minimum frontage shall be 60 feet.
  - c. Width—10 feet.
  - d. Depth—150 feet.
- e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.
2. Minimum Yards.
  - a. Front—25 feet.
  - b. Side.
    - (1) Interior—10 feet.
    - (2) Street—25 feet.
  - c. Rear—25 feet.
  - d. The above minimum side and rear yards shall be increased by ten feet for each story that the building exceeds two stories in height.
- e. 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 rear yard, provided all abutting public street rights-of-way.

**NO. 10377**

**T W O**

3. Coverage. The maximum building coverage shall be 35 percent.
4. Maximum Floor Area Ratio. The maximum floor area ratio shall be one.
5. 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 the 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 Section 101.0507. 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.

**6. Outdoor Storage.** Outdoor storage of merchandise, material or equipment shall be permitted only when incidental to a permitted use located on the same premises, and provided that:

- a. Such storage is located within the rear 25 percent of the lot and is confined to an area not to exceed five percent of the gross floor area of the permitted building or buildings.
- b. The storage area shall be completely enclosed by walls or buildings, or a combination thereof. Said walls shall be not less than six feet in height.
- c. There shall be no outdoor storage of merchandise, materials, equipment or other goods to a height greater than that of any enclosing wall or building.

7. 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 apartments, multiple dwellings and group dwellings, one parking space for each dwelling unit containing not more than one bedroom, and one and one-half parking spaces for each dwelling unit containing two or more bedrooms.
- b. For hotels and motels, one parking space for each guest room.
- c. For private clubs and similar establishments, one parking space for each guest room or one parking space for each 400 square feet of gross floor area, whichever is greater.
- d. For areas used for banquet rooms, dining, dancing, or the serving of drinks, one parking space for each 60 square feet of gross floor area.
- e. For golf courses and golf driving ranges, ten parking spaces for each fairway and one for each driving range tee.
- f. For areas used for game court (tennis, handball, etc.), one parking space for each player authorized to participate at one time under the rules of the Amateur Athletic Union.
- g. For gymnasiums and swimming pools, one parking space for each 250 square feet of gross floor area and one parking space for each 35 square feet of water area.
- h. For bowling lanes, seven parking spaces for each alley.
- i. For marinas, three parking spaces for each five boat slips.
- j. For incidental businesses and offices, one parking space for each 400 square feet of gross floor area.
- k. For theaters other than drive-in theaters, and places of assembly not otherwise provided for in this section, one parking space for each three fixed seats, or one space for each 21 square feet of gross floor area where there are no fixed seats.

**1. Exceptions:**

- (1) Parking required under paragraph "E.1.d." above shall be one parking space for each 80 square feet of gross floor area when the subject facilities are accessory to a hotel or motel.
  - (2) Parking required under paragraph "E.1.e." through paragraph "E.1.i." above, may be reduced by fifty percent if the subject facilities are accessory to a hotel or motel.
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 March 1, 1971, being a date more than 30 days from and after its passage.

Introduced on August 13, 1970.  
Passed and adopted by the Council of The City of San Diego on August 27, 1970.

**AUTHENTICATED BY:**  
FRANK CURRAN,  
Mayor of the City of San Diego, California.  
JOHN LOCKWOOD,  
City Clerk of the City of San Diego, California.  
By ELFA F. HAMEL,  
Deputy.

(SEAL)  
Published Sept. 4, 1970

A-877