

AN ORDINANCE OF THE CITY OF CHULA VISTA, AMENDING CERTAIN SECTIONS AND OR PORTIONS OF SECTIONS OF THE COMPREHENSIVE ZONING ORDINANCE, CHAPTER 33, OF THE CHULA VISTA CITY CODE

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: That the following sections or portions of sections of Chapter 33 of the Chula Vista City Code be, and the same are hereby amended to read as follows: 33.103; 33.301; 33.501; 33.502; 33.503; 33.504; 33.505; 33.506; 33.507; 33.508; 33.509; 33.510; 33.511; 33.512; 33.513; 33.514; 33.535; 33.601; 33.602; 33.701; 33.702; 33.703; 33.801; 33.803; 33.901; 33.1001; 33.1102; 33.1313; 33.1401; and adding new Section 33.950. (Note: The provisions contained in this ordinance constitute only those sections and/or portions of sections that have been amended and do not set forth in full any sections or subsections which remain unchanged.)

Sec. 33.103. Principles of Zoning Ordinance.

*Subsections 1 through 6 unchanged.*

7. All uses are subject to control by performance standards, to enable potential nuisances to be measured factually and objectively and to protect any uses from arbitrary exclusion or persecution based solely on past characteristics of such uses.

Sec. 33.301. Zones Established.

*Add, following the I-R Research Industrial Zone*

I-L Limited Industrial Zone

Sec. 33.501. A - Agricultural Zone.

*Subsection A unchanged.*

B. *Principal Permitted Uses.*

1. Agriculture, as defined in Section 33.1401. (See Section 33.901 B, paragraph 2 for "Processing Plants".)

*Subsections 2 and 3 unchanged. Present subsection 4 amended as follows:*

C. *Accessory Uses.* Accessory uses and buildings customarily incidental to any of the above uses, subject to the regulations for such as required herein.

1. Living quarters of persons regularly employed on the premises and transient labor (maximum of two [2] families, but not including labor camps, labor dwellings, or other accommodations or areas for transient labor. (See subsection D-5 of this section for provisions for labor dwellings or camps.)

2. Guest houses, (see Definitions Section 33.1401 "Guest House") subject to the provisions of Section 33.901 B paragraph 1 d, and not rented or otherwise conducted as a business.

3. Customary incidental home occupations, subject to the provisions of Section 33.1314 of this Code.

4. Offices incidental and necessary to the conduct of a permitted use.
5. Private garages, parking areas, and stables, subject to the provisions of Section 33.901 B, paragraphs 23, 28 and 31.
6. Roadside stand not exceeding four hundred (400) square feet in floor area, for the sale of agricultural products grown on the premises.
7. Public and private non-commercial recreation areas, uses, and facilities, including country clubs and swimming pools subject to the provisions of Section 33.901 B, paragraph 26.

*Present subsections C through I relettered and amended as follows:*

D. *Conditional Uses.*

1. Poultry farms subject to the provisions of Section 33.901 B, paragraph 24.
2. Kennels subject to the provisions of Section 33.901 B, paragraph 18.
3. Riding stables subject to the provisions of Section 33.901 B, paragraph 18.
4. Guest ranches subject to the provisions of Section 33.901 B, paragraph 27.
5. Quarters, accommodations, or areas for transient labor in excess of two (2) families, such as labor dwellings or camps subject to the provisions of Section 33.901 B, paragraph 19.
6. Electric substations and gas regulators subject to the provisions of Section 33.901 B, paragraph 13.
7. Unclassified uses, see Section 33.535.

E. *Signs.* (See Section 33.950 C for approval procedure.)

1. *Types of Signs Allowed.* Residential, civic, real estate and business signs subject to the following regulations:

*Location:* Wall, flat except that a conditional commercial use may display a freestanding sign if so authorized by the terms of a conditional use permit.

*Maximum Area:* Residential sign - one and one-half (1-1/2) square feet; Civic sign - three (3) square feet; Real Estate sign - three (3) square feet; Business sign - eight (8) square feet.

*Illumination:* No tube or filament shall be visible.

2. Other signs - (see Section 33.950 E and F).
3. Other regulations - (see Section 33.950 B and D).
4. Non-conforming signs - (see Section 33.1102 D, paragraph 1).

F. *Height Regulations.* No structure shall exceed two and one-half (2-1/2) stories or thirty-five feet (35') in height; except as provided in Section 33.1001 C.

G. *Area, Lot Width and Yard Requirements.* (See Section 33.1001 A, D, E and G for exceptions and modifications.) *Balance of subsection remains the same.*

H. *Other Required Conditions.*

*Subsections 1 and 2 unchanged. Subsection 3 amended as follows:*

3. Off-street parking required for all uses, as provided in Article 8, Section 33.803 C.

I. *Floor Area per Unit.* Minimum floor area regulations shall be as required in subsection I of Section 33.502.

J. *Off-street Parking.*

1. Off-street parking required for all uses, as provided in Article 8, Section 33.801.

2. Two-car garage requirement for single family homes as provided in Section 33.803 C. (For garage conversion regulations, see Section 33.803 C.)

K. *Performance Standards.* All uses may be subject to initial and continuing compliance with the Performance Standards in Article 7, Section 33.701.

Sec. 33.502. R-E Residential Estates Zone.

*Subsections A, B, F and I unchanged. Subsections C, D, E, G and H amended as follows:*

C. *Accessory Uses.* Accessory uses and buildings customarily incidental to any of the above uses subject to the regulations herein.

1. Guest houses, (see Definitions Section 33.1401 "Guest House") subject to the provisions of Section 33.901 B, paragraph 1 d, and not rented or otherwise conducted as a business.

2. Customary incidental home occupations, subject to the provisions of Section 33.1314.

3. Private stables and corrals, subject to the provisions of Section 33.901 B, paragraph 31.

4. Foster homes or day nurseries, not to exceed three (3) children, not members of the family.

5. Temporary tract offices and tract signs, subject to the provisions of Section 33.901 B, paragraph 32 and Section 33.950 F, paragraph 8.

D. *Conditional Uses.* Site plan and architectural approval as provided in Section 33.1313 shall be required for the following conditional uses:

1. Public and private non-commercial recreation areas and facilities, such as country clubs and swimming pools. (For additional provisions see Section 33.901 B, paragraphs 9 and 27.)

2. Electric substations and gas regulators, subject to the provisions of Section 33.901 B, paragraph 13.

3. Unclassified uses, see Section 33.535.

4. Dwelling groups subject to the provisions of Section 33.901 B, paragraph 12.

E. *Signs.* (See Section 33.950 C for approval procedure.)

1. *Types of Signs Allowed.* Residential, civic, and real estate signs, subject to the following regulations:

*Location:* Wall, flat, except that a freestanding civic sign may occupy the front yard but not closer than ten feet (10') to the front lot line, not more than six feet (6') in height.

*Maximum Area:* Residential sign - one and one-half (1-1/2) square feet; Civic sign - three (3) square feet; Real Estate sign - three (3) square feet.

*Illumination:* No tube or filament shall be visible.

2. Other signs - (see Section 33.950 E and F).

3. Other regulations - (see Section 33.950 B and D).

4. Non-conforming signs - (see Section 33.1102 D, paragraph 1).

G. *Area, Lot Width, and Yard Requirements.* (See Section 33.1001 A, D, E and G for exceptions and modifications.)

1. All buildings, including accessory buildings and structures, in the Residential Estates zone shall not cover more than forty percent (40%) of the lot.

2. The following minimum requirement shall be observed, except as modified for conditional uses. The minimum lot area required shall be designated on the Zoning Map:

Classification	Min. Lot Areas Sq.Ft.	Min. Lot Width (Ft.)	Setbacks in Feet				
			Front	Exterior Side Yard	One Side Yard	Both Side Yards	Rear
R-E 4A	4 acres	200	25*	20*	15	30	25
R-E 2A	2 acres	200	25*	20*	15	30	25
R-E 40	40,000	150	25*	20*	15	30	25
R-E	20,000	100	25*	15*	10	20	25

\*or not less than that specified on the "Building Line Map" shall be provided and maintained. The setback requirements shown on the adopted "Building Line Map" for Chula Vista shall take precedence over the setbacks required in the zoning district.

H. *Other Required Conditions.*

1. *Minimum Lot Frontage.* Every lot shall also have a minimum frontage upon a dedicated street of one hundred feet (100') unless such lot fronts upon an easement approved by the Commission as provided in this chapter or unless such lot has been approved by the City Council pursuant to the provisions of this Code or any ordinance which may hereinafter be enacted providing for the subdivision of land or the dedication of public streets.

2. *Minimum Lot Area; Reduction Permitted.* If the overall net density of lots per acre meets the requirements of the particular zone classification, the minimum lot size may be reduced to seventy-five percent (75%) of said minimum for not more than twenty-five percent (25%) of the lots within the area being subdivided.

J. *Off-Street Parking.* Two-car garage requirement - see Section 33.803 C for garage requirements and conversions.

K. *Performance Standards.* All uses may be subject to initial and continuing compliance with the Performance Standards in Article 7, Section 33.701.

L. *Fencing Regulations.* See Section 33.901 B, paragraph 14, for fencing requirements.

Sec. 33.503. R-1 Single-Family Residence Zone.

*Subsections A, B and F unchanged; balance of section amended as follows:*

C. *Accessory Uses.*

*Subsections 1 through 5 unchanged; balance as follows:*

6. Temporary tract offices and tract signs, subject to the provisions of Section 33.901 B, paragraph 32 and Section 33.950 F, paragraph 8.

7. Guest house, (see Definitions Section 33.1401 "Guest House") subject to the provisions of Section 33.901 B, paragraph 1 d, and not rented or otherwise conducted as a business.

8. Agricultural uses as provided in Section 33.1001 B.

D. *Conditional Uses.* Site plan and architectural approval as provided in Section 33.1313 shall be required for the following conditional uses.

1. Dwelling groups, subject to the provisions of Section 33.901 B, paragraph 12.

2. Electric substations and gas regulators, subject to the provisions of Section 33.901 B, paragraph 13.

3. Unclassified uses, see Section 33.535.

E. *Signs.* (See Section 33.502 E for sign provisions.)

G. *Area, Lot Width, and Yard Requirements.* (See Section 33.1001 A, D, E and G for exceptions and modifications.)

1. All buildings, including accessory buildings and structures in the single-family residence zone shall not cover more than forty percent (40%) of the lot.

2. *Minimum Dimensions.* The following minimum dimensions shall be observed; provided, however, that such dimensions may be modified by the granting of a conditional use permit. The minimum requirements shall be one of the following district classifications as designated on the Zoning Map:

Classification	Lot Area (Sq.Ft.)	Width (Ft.)	Setbacks in Feet				
			Front	Exterior Side	One Yard	Both Side Yards	Rear
R-1-15	15,000	85	25	10	10	20	20
R-1-10	10,000	70	20	10	10	15	20
R-1-7	7,000	60	15	10	10	13	20
	6,000	60	15	10	10	13	20
R-1-5	5,000	50	15	10	5	10	15

H. *Standards for Application.*

1. R-1-7. *Balance of subsection remains the same.*

2. R-1-5. *Balance of subsection remains the same.*

I. *Other Required Conditions.*

1. *Setback Requirements.* Front and sideyard setback requirements for particular zone classifications shall be provided and maintained in accordance with the schedule set forth hereinabove, or in accordance with those specified on the "Building Line Map". Those setback requirements as shown on the adopted "Building Line Map" of the City of Chula Vista shall be adhered to in any case where said requirements differ from setbacks established in said schedule. Furthermore, regardless of any minimum side yard requirements as indicated in said schedule, the minimum distance between dwelling units shall be ten feet (10') and no dwelling unit may be constructed closer than three feet (3') to any side property line with the exception of the R-1-5 zone classification which shall maintain a minimum of five feet (5'). Said minimum three foot (3') dimension shall be measured on a horizontal plane on the level of the foundation of the dwelling unit.

2. *Frontage Requirements.* Every such lot shall also have a minimum frontage upon a dedicated street of sixty feet (60') unless such lot fronts upon an easement approved by the Commission as provided in this chapter or unless such lot has been approved by the City Council pursuant to the provisions of this Code or any ordinance which may hereafter be enacted providing for the subdivision of land or the dedication of public streets.

3. *Rear Yard Setback Exceptions.* Single story structures attached to the main building may be located within ten feet (10') of the rear property line, but shall not be closer than five feet (5') from any retaining wall or toe of slope and said structure shall not occupy more than thirty percent (30%) of the rear yard area. Rear

yards that have an elevation difference of six feet (6') or more from the adjoining lot or parcel may reduce said ten feet (10') one foot for every foot over six feet (6') but not more than five feet (5'). Two-story portions of the building shall not be closer than the required rear yard setback.

J. *Floor Area per Unit.* Minimum floor area and regulations shall be the same as required in the R-E zone, as set forth in Section 33.502 H.

K. *Off-Street Parking.* Two-car garage requirement - see Section 33.803 C for garage requirements and conversions.

L. *Performance Standards.* All uses may be subject to the initial and continued compliance with the Performance Standards in Article 7, Section 33.701.

M. *Fencing Regulations.* See Section 33.901 B, paragraph 14 for fencing requirements.

Sec. 33.504. R-2 One and Two-Family Residence Zone.

A. *Purpose and Intent.* The basic use permitted in the R-2 zone is the lowest density of multiple dwelling units, namely the duplex. It is the purpose of the City Council to provide in this zone a density level commensurate with the density allowable under the most restrictive multiple family zone but to retain the fundamental characteristics to be found in the R-1 zone, i.e., private yards and patios, individual recreational facilities, privately maintained open space and privacy and self-containment of dwelling units. In order to provide these characteristics, the Council hereby establishes a wider range of principal permitted uses to create greater diversity and flexibility of housing concepts; to extend the single-family private dwelling unit amenities to all economic levels; to provide a broader range of lot sizes and to satisfy the full variety of tastes, needs and desires in housing.

It is the full intent of the City Council to authorize as principal permitted uses, in addition to the duplex or two-family dwelling units on a single lot, two (2) single-family attached dwelling units on two (2) contiguous lots and dwelling groups as provided in this chapter. The attached single-family dwelling unit concept would permit the reduction of lot sizes to 3,500 square feet and the sale of individual attached single-family dwelling units constructed on such lots to separate ownerships.

Authorization for this latter housing concept for either new construction or existing duplex units would require filing of a subdivision or parcel map and provision for the amenities delineated herein as normally associated with the single-family housing concept to be found in the R-1 zone. In addition to site plan and architectural review, landscaping plans, fencing plans and housing floor plans and basic construction designs must be presented for the approval of the Planning Commission to insure the creation of an overall community environment similar to the R-1 zone. The owners and developers applying for authorization for said attached single-family dwelling units in the R-2 zone must also provide covenants, conditions and restrictions to insure compatibility in the maintenance, repair or remodeling of the attached dwelling units held under separate ownership. Said deed restrictions shall be subject to the approval of the Planning Commission and must be recorded concurrently with the recordation of the single subdivision map or parcel map. The Commission may require the establishment of a maintenance district incorporating said conditions and obligations.

B. *Principal Permitted Uses.* The following are the principal permitted uses in an R-2 zone:

*Subsections 1 through 6 unchanged. New subsection 7, as follows:*

7. Agricultural uses as provided in Section 33.1001 B.

C. *Accessory Uses.*

*Subsections 1 through 3 unchanged. New subsection 4, as follows:*

4. Guest house for property developed as single-family, subject to the conditions in Section 33.901 B, paragraph 1 d. (See Definitions, Section 33.1401.)

D. *Conditional Uses.* Entire subsection remains unchanged up to No. 4, amended as follows:

4. Unclassified uses, see Section 33.535.

E. *Signs.* (See Section 33.502 E for sign provisions.)

F. *No change.*

G. *Area, Lot Width and Yard Requirements.*

1. *Minimum Requirements.* The following minimum dimensions shall be observed; provided, however, that such dimensions may be modified by the granting of a conditional use permit. The minimum requirements shall be one of the following district classifications as designated on the Zoning Map:

Classi- fication	Lot Area (Sq.Ft.)	Width (Ft.)	Setbacks in Feet				
			Front	Exterior Side	One Yard	Both Side Yards	Rear
R-2	7,000	60	15	10	5	10	20
R-2-T	3,500	*	15	10	0	10	15
R-2-X	7,000 (Min.)	60	15	10	5	10	20

\*Minimum lot width shall be thirty feet (30') for all lots developed with single car garages and forty feet (40') for lots developed with two-car garages.

NOTE: All buildings including accessory buildings and structures in the R-2 zones shall not cover more than fifty percent (50%) of the lot.

2. *Standards for Application.* The minimum dimensions included in the R-2-T classification are applicable only to the attached single-family dwelling unit permitted use. In those instances where a subdivision map and a site plan and architectural review have been approved for such use, said minimum dimensions may be observed. The R-2-X classification will indicate a minimum lot area as designated on the Zoning Map, which area shall not be less than 7,000 square feet. The number replacing the X for such zone classifications shall indicate the number of thousands of square feet in the lot area.



3. *Setback Requirements.* (For exceptions see Section 33.1001 D.) Front and side yard setback requirements for particular zone classifications shall be provided and maintained in accordance with the schedule set forth hereinabove, or in accordance with those specified on the "Building Line Map". Those setback requirements as shown on the adopted "Building Line Map" of the City of Chula Vista shall be adhered to in any case where said requirements differ from setbacks established in said schedule. The required ten foot (10') side yard and fifteen foot (15') rear yard established for the R-2-T zone shall be level, however, direct access shall be provided to a usable open space area of not less than six hundred (600) square feet (maximum slope five percent [5%]). Rear yard may be reduced as provided in subsection K.

H. *No change.*

I. *Other Required Conditions.*

1. Off-street parking shall be required for all uses, as provided in Section 33.803 C, except the R-2-T which shall provide parking at a ratio of two (2) spaces per unit with a minimum of seventy-five percent (75%) of the parking to be provided in garages, the remaining twenty-five percent (25%) may be accommodated by parking bays or garages. A minimum of fifty percent (50%) of the garages shall be two-car garages (20' x 20'), the remaining one-car garages having a minimum floor area of two hundred and forty (240) square feet, to provide storage area as well as parking space.

2. Zoning fence subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

J. *Performance Standards.* All uses may be subject to initial and continued compliance with the performance standards of Article 7, Section 33.701.

K. *Rear Yard Setback Exception.* Single story structures attached to the main building may be located within ten feet (10') of the rear property line, but shall not be closer than five feet (5') from any retaining wall or toe of slope and said structure shall not occupy more than thirty percent (30%) of the rear yard area. Rear yards that have an elevation difference of six feet (6') or more from the adjoining lot or parcel may reduce said ten feet (10') one foot for every foot over six feet (6') but not more than five feet (5'). Two story structures shall not be closer than the required rear yard setback.

Sec. 33.505. R-3 Apartment Residential Zone.

*Subsection A unchanged.*

B. *Principal Permitted Uses.*

*Subsections 1 and 2 unchanged, balance as follows:*

3. Dwellings, Multiple, Medium-Rise - (R-3-M).
4. Dwellings, Multiple, High-Rise - (R-3-H).
5. Dwellings, Town Houses - (R-3-T).
6. Duplexes.
7. Agricultural uses as provided in Section 33.1001 B.

C. *Accessory Use.*

*Subsections 1 and 2 unchanged, balance as follows:*

3. Other accessory uses and accessory buildings customarily appurtenant to a permitted use subject to requirements of Section 33.901 B, paragraph 1.

4. Temporary tract offices and tract signs subject to the provisions of Section 33.901 B, paragraph 32, and Section 33.950 F, paragraph B.

D. *Conditional Uses.* Site plan and architectural approval as provided in Section 33.1313 shall be required for all of the following conditional uses:

*Subsections 1 through 4 unchanged; balance as follows:*

5. Commercial parking garages and off-street parking lots, in accordance with the provisions of Article 8, Section 33.801.

6. Electric substations and gas regulators, subject to the provisions of Section 33.901 B, paragraph 13.

7. Unclassified uses, see Section 33.535.

E. *Signs.* (See Section 33.502 E for sign provisions, except as herein provided.)

1. *Maximum Area:* Residential sign - one (1) square foot for each dwelling unit on the lot to a maximum of twenty (20) square feet for a lot with a single frontage or two (2) signs aggregate thirty (30) square feet for a corner lot; Civic sign - three (3) square feet; Real Estate sign - three (3) square feet.

2. A freestanding sign may be used in lieu of a wall sign. Said sign shall not exceed twenty (20) square feet with a maximum horizontal or vertical dimension of five feet (5').

3. Only the name, address and vacancy status shall be permitted on said signs.

F. *Height Regulations.*

1. *R-3, R-3-M, R-3-T and R-3-G.* No principal building shall exceed either three and one-half (3-1/2) stories or forty-five feet (45') in height and no accessory building shall exceed either two (2) stories or twenty-five feet (25') in height, except as provided in Section 33.1001 C.

G. *Area, Lot Width and Yard Requirements.*

1. The following minimum requirements shall be observed except as provided in Section 33.1001 A and G, and as modified for conditional uses. The minimum requirements shall be designated on the Zoning Map:

District Classi- fication	Building Site (Sq.Ft.)	Site Width (Ft.)	Area Per Dwelling (Sq.Ft.)	Setbacks in Feet				
				(c) Front	Ext. Side Yard	One Int.S. Yard	Both Int.S. Yards	Rear
R-3	7,000	65	1,350	15(a)	10(a)	5(b)	10(b)	15(b)
R-3-M	7,000	65	2,000	15(a)	10(a)	5(b)	10(b)	15(b)
R-3-T	2,000	22	2,000	15(a)	10(a)	0	0	20
R-3-G	7,000	65	2,500	15(a)	10(a)	5(b)	10(b)	15(b)
R-3-H	10,000	80	800	15(a)	10(a)	20(b)	50(b)	20(b)

The following are exceptions to the above chart:

(a) Front Yards - The front setback shall not be less than that specified on the "Building Line Map". The setback requirements shown on the adopted "Building Line Map" for Chula Vista shall take precedence over the setbacks required in the zoning district.

(b) Side and Rear Yards - Side and rear yards requirements shall be increased an additional two feet (2') for twenty-five feet (25') high structures (this dimension shall include the roof) and shall be increased at the rate of two feet (2') for each story above twenty-five feet (25'). Exception - when adjacent to an R-1, R-E and R-2 zones, the side yard setback shall be increased to fifteen feet (15') for any structure over one story or fifteen feet (15') in height, with an additional two foot (2') setback required for each story above twenty-five feet (25') in height.

(c) A front yard of twenty-five feet (25') shall be required for all parcels fronting upon streets designated as major or secondary thoroughfares on the adopted Chula Vista General Plan; provided, however, that private patios and one-story portions of main buildings not exceeding fifteen feet (15') in height shall be permitted within said required front yard exclusive of the front fifteen feet (15') of said required front yard which shall be reserved for screening materials and landscaping. Said required front yard setback shall be increased an additional five feet (5') for each story in excess of three (3) stories.

2. In the R-3, R-3-M, R-3-T and R-3-G zones, coverage shall not exceed fifty percent (50%) of the area of the site. In the R-3-H zone, coverage shall not exceed twenty-five percent (25%) of the site.

H. *No change.*

I. Open Space Requirements. The following Usable Open Space shall be required:

<u>District Classification</u>	<u>Open Space per Dwelling Unit</u>
R-3-H	200 square feet
R-3	400 " "
R-3-T	300 " "
R-3-M	500 " "
R-3-G	600 " "

The required Usable Open Space per Dwelling Unit specified above shall be increased for each dwelling unit in a multi-family dwelling which contains more than two (2) bedrooms, at the rate of twenty percent (20%) for each bedroom over (2).

Open Space areas shall be any portion of a lot which has a minimum dimension of six feet (6') and not less than sixty (60) square feet in area, that is landscaped and/or developed for recreational and leisure use, and is conveniently located and accessible to all the units. The following areas shall contribute to required Usable Open Space:

Private balconies and patios.

Roof areas designed and equipped to accommodate recreational and leisure activities.

Recreation Rooms.

The following areas shall not contribute to required Open Space:

Driveways and parking areas.

Refuse storage areas.

Clothes drying areas.

J. Covered or enclosed parking for residential development may be located in required side and rear yards, with the exception of the exterior side yard.

K. All uses may be subject to initial and continued compliance with the performance standards of Article 7, Section 33.701.

L. *Other Required Conditions.*

1. Off-street parking required for all uses as provided in Article 8, Section 33.801.

2. Planned Unit Development procedures, as set forth in Section 33.602 C, shall be utilized together with rezoning for any new R-3-T district.

3. Trash storage areas shall be provided in accordance with Section 33.901 B, paragraph 34.

4. Site plan and architectural review, in accordance with Section 33.1313.

5. All landscaping shall conform to the requirements as specified in the Landscaping Manual of the City of Chula Vista and as approved by the Director of Planning.

6. Zoning fence subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

Sec. 33.506. C-O Administrative and Professional Office Zone.

A. *No change.*

B. *Principal Permitted Uses.*

*Subsections 1 through 5, unchanged; new subsections 6 and 7 added, to read as follows:*

6. Agricultural uses as provided in Section 33.1001 B.

7. Prescription Pharmacies (see Definitions, Section 33.1401).

C. *Accessory Uses.*

*Subsection 1 unchanged; subsection 2 amended as follows:*

2. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities. (See Section 33.901 B, Paragraph 1.)

D. *Conditional Uses.*

*Subsections 1 and 2 unchanged, balance amended as follows:*

3. Nursery schools, schools and studios for arts and crafts, photography, music, dance and art galleries, in accordance with the provisions of Section 33.901 B, paragraph 22.

4. Commercial parking lots and parking garages, in accordance with the provisions of Article 8, Section 33.801.

5. Radio and television broadcasting (excluding towers).

6. Restaurants.

7. Electric substations and gas regulators, subject to the provisions of Section 33.901 B, Paragraph 13.

8. Unclassified uses, see Section 33.535.

E. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed:* Wall or marquee and directional.

Wall (Civic or Business). Each business shall be allowed a sign area of twenty (20) square feet for each street frontage and will also be allowed an additional one (1) square foot of sign area for each two feet (2') of lineal building frontage over forty feet (40') facing a major or collector street with a maximum total sign area of fifty (50) square feet.

Marquee. Signs may be placed on, attached to, or constructed on a marquee. Such sign shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements of a marquee as specified in the currently adopted edition of the Uniform Building Code. Each business shall be allowed a sign area of twenty (20) square feet for each street frontage and will also be allowed an additional one (1) square foot of sign area for each two feet (2') of lineal building frontage over forty feet (40') with a maximum of fifty (50) square feet. Marquee signs which face interior parking, driveway or walk area are also allowed, but shall be limited to ten (10) square feet. In no case shall the sign area exceed fifty percent (50%) of the background area on the facade on which it is painted or fastened upon.

Directional. A maximum of three (3) square feet of sign area and five feet (5') in height when not attached to a wall or fence and eight feet (8') when attached to a wall or fence.

The following signs shall also be permitted subject to the provisions of Section 33.950 E: Window, temporary, real estate, subdivision, canopy and promotional signs.

2. *Other signs.* See Section 33.950 F.

3. *Non-conforming signs.* See Section 33.1102 D, paragraph 1.

F. *Height Regulations.* No principal building shall exceed three and one-half (3-1/2) stories or forty-five feet (45') in height, and no accessory building shall exceed one and one-half (1-1/2) stories or fifteen feet (15') in height, except as provided in Section 33.1001 C.

G. *Area, Lot Width and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001, paragraphs A, E, F and G and where increased for conditional uses:

Lot Area* (Sq.Ft.)	Setbacks in Feet		
	Front & Ext. Side Yards	Side	Rear
7,000	10	None, except when abutting any R zone, then not less than five feet (5').	Zero feet (0'), except when abutting any R district or alley, then not less than ten feet (10') minimum from the alley or rear property line.

\*See Section 33.1001 F for Lot Area.

H. *Other Required Conditions.*

1. Off-street parking required for all uses, as provided in Article 8, Section 33.801.

*Subsections 2 through 5 unchanged; new subsections 6, 7 and 8 added as follows:*

6. Trash storage areas subject to the conditions of Section 33.901 B, paragraph 34.

7. Zoning wall subject to the conditions of Section 33.901 B, paragraph 36.

8. All landscaping shall conform to the requirements as specified in the Landscape Manual of Chula Vista and approved by the Director of Planning. Any parking visible from the street shall be screened with an appropriate screen not less than four feet (4') in height or a masonry wall of three and one-half feet (3-1/2') in height.

I. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.507. C-B Central Business Zone.

*Subsection A unchanged; Subsection B, paragraphs 1, 4, 5, 6, 7 and 8 unchanged; balance as follows:*

B. *Principal Permitted Uses.*

2. Restaurants, cocktail lounges and nightclubs.

3. Business and technical schools, including photography, art, music and dance.

9. Hotels and motels, subject to the provisions of Section 33.901 B, paragraph 21.

10. Any other retail business or service establishment which the Commission finds to be consistent with the purposes of this article and which will not impair the present or potential use of adjacent properties.

11. Parking garages and lots, operating independently from any retail sales, in accordance with the provisions of Section 33.901 B, paragraph 23.

12. Agricultural uses as provided in Section 33.1001 B.

C. *Conditional Uses.*

*Subsections 1, 4, 6, 7 and 8 unchanged; balance as follows:*

2. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

3. Social and fraternal organizations, subject to the provisions of Section 33.901 B, Paragraph 9.

5. Bowling alley, dance hall, roller skating rink and plant nurseries, subject to the provisions of Section 33.901 B, paragraph 3.

9. Knitting and weaving shops.

10. Unclassified Uses, see Section 33.535.

11. Automobile service stations subject to the provisions of Section 33.901 B, paragraph 28.

D. *Accessory Uses.* All accessory uses and buildings customarily appurtenant to a permitted use. (See Section 33.901 B, paragraph 1).

E. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed:* Wall, projecting, double-faced and marquee (a freestanding sign subject to a conditional use permit).

(a) *Wall Signs.* (Balance of paragraph unchanged.)

(b) *Projecting Double-Faced Sign.* (Balance of paragraph unchanged.)

*Paragraphs (c), (d) and (e) deleted; balance of subsection relettered as follows:*

*Former Paragraph (f) - reletter to (c); balance of paragraph remains the same.*

*Former Paragraph (e) - reletter to (d); balance of paragraph remains the same.*

*New Paragraph (e) as follows:*

(e) The following signs shall also be permitted, subject to the provisions of Section 33.950 E:  
Window, temporary, canopy, promotional, real estate, subdivision, directional and price signs.

*Balance of Subsection E revised as follows:*

2. Other signs (see Section 33.950 F).

(a) *Wall Signs for Corner Lots.* Buildings which are located on corner lots may have an additional wall sign attached to the exterior surface facing the public street. The sign area shall not exceed ten percent (10%) of the exterior vertical surface facing said street (maximum area one hundred [100] square feet). ~15~

(b) *Through-Lots on Alleys.* Buildings which abut or rear upon alleys may have an identifying wall sign adjacent to said alley. Sign area shall conform to the requirements for a wall sign set forth in Paragraph 1(a) of this subsection.

3. Other regulations - See Section 33.950 B and D.

(a) *Wall Signs Expressly Prohibited.* Wall signs which are attached to the building facade and do not face the public right-of-way (either an alley or a dedicated street) are expressly prohibited by this ordinance.

4. Non-conforming signs - See Section 33.1102 D, paragraph 1.

F. *Height Regulations.* None, except that no building shall exceed three and one-half (3-1/2) stories or forty-five feet (45') in height when located adjacent to any C-O or residential zone except as provided in Section 33.507 C, paragraph 8 and Section 33.1001 C.

G. *Area, Lot Coverage and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001, Paragraphs A, E, F and G and where increased for conditional uses: (*Balance of subsection unchanged.*)

H. *Other Required Conditions.*

*Subsections 1, 2, 3 and 5 unchanged; 4 and new subsections 6 and 7 as follows:*

4. Off-street parking and loading facilities required for all uses, as provided in Article 8, Sections 33.801 and 33.802.

6. Trash storage areas subject to the conditions of Section 33.901 B, paragraph 34.

7. Zoning wall subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

I. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.508. C-N Neighborhood Commercial Zone.

*Subsection A unchanged; Subsection B, paragraphs 1 through 6 unchanged, balance as follows:*

B. *Principal Permitted Uses.* The following are the principal permitted uses in a C-N district:

7. Restaurant, cafe or soda fountain, not including entertainment, dancing or sale of liquor, beer, or other alcoholic beverages for consumption on the premises or drive-in car service.

8. Commercial parking lots for passenger vehicles, subject to the requirements of Article 8, Section 33.801.

9. Liquor store (package, off-sale only).

10. Coin-operated laundry, with maximum capacity washing units of twenty pounds (20 lbs.) and comparable drying equipment and clothes cleaning agency.



11. Any other retail business or service establishment supplying commodities or performing services for residents of the neighborhood which is determined by the Planning Commission to be of the same general character as the above-mentioned retail business or service uses, and open during normal business hours of the above uses.

12. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities.

13. Agricultural uses as provided in Section 33.1001 B.

C. *Uses Subject to Conditional Use Permit.* The following uses shall be permitted, provided a conditional use permit is issued in accordance with the provisions of Section 33.1303:

1. Automobile service stations in accordance with the provisions of Section 33.901 B, paragraph 28.

*Subsection 2, no change.*

3. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

4. Unclassified uses, see Section 33.535.

D. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall or marquee sign and freestanding signs, subject to Commission approval.

(a) *Either - Wall Signs.* (Balance of paragraph unchanged.)

(b) *Marquee Sign.* (Balance of paragraph unchanged.)

*Reletter existing Paragraph (b) to (c), as follows:*

(c) *Pole or Ground Sign (freestanding).* (Balance of former paragraph (b) remains unchanged.)

*Balance of Subsection D as follows:*

(d) The following signs shall also be permitted subject to the provisions of Section 33.950 E: Window, temporary, subdivision, canopy, promotional, real estate, directional and price signs.

2. Other signs - see Section 33.950 F.

3. Other regulations - see Section 33.950 B and D.

4. Non-conforming signs - see Section 33.1102 D, paragraph 1.

E. *Building Height Limit.* No principal building shall exceed two and one-half (2-1/2) stories or thirty-five feet (35') in height, and no accessory building shall exceed one and one-half (1-1/2) stories or fifteen feet (15') in height, except as provided in Section 33.1001 C.

F. *Lot Area and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses:

Lot Area (Sq.Ft.)	Setbacks in Feet		
	Front & Ext. Side Yards	Side	Rear
5,000	15'* for bldgs.  0' for signs	None, except when abutting a resi- dential district, then not less than fifteen feet (15').	None, except when abutting an R dis- trict, then not less than fifteen feet (15'), provided, however, that where such yard is contig- uous and parallel with an alley, one- half the width of such alley shall be assumed to be a por- tion of such yard.

\*or not less than that specified on the "Building Line Map" shall be provided and maintained. The setback requirements shown on the adopted "Building Line Map" for Chula Vista shall take precedence over the setbacks required in the zoning district.

G. *Other Required Conditions.* The following additional conditions shall apply in a C-N zone: (*Former Subsection H, 1, 2, 3, 5, 6, 7, 8, 9, 10 and 11 unchanged; 4 and 12 changed as follows, and new paragraphs 13 and 14 added*):

4. Off-street loading and parking required for all uses, as provided in Article 8, Section 33.801 and 33.802.

12. Trash storage areas subject to the conditions of Section 33.901 B, paragraph 34.

13. Zoning wall subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

14. The site shall be landscaped in conformance with the Landscape Manual of the City of Chula Vista and approved by the Director of Planning.

*Former Subsection I relettered to H, no further change. Former Subsection J deleted. Former Subsection K relettered to Subsection I, to read as follows:*

I. *Non-Conforming Centers.* All existing shopping centers which may, in the future, be classified in the neighborhood-commercial (C-N) zone shall, within the time established herein, be made to conform to the requirements and regulations of the zone as applicable. The Planning Department shall submit a letter to the property owner and managers of the businesses being conducted within said shopping center, outlining the requirements and changes necessary to bring the center into conformance with the zone requirements. All of said changes shall be accomplished within one (1) year of the date of such notification.

*New Subsection J added, as follows:*

J. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.509. C-C Central Commercial Zone.

*Subsection A unchanged; Subsection B amended as follows:*

*B. Principal Permitted Uses.*

*Paragraph 1, no change.*

2. Restaurants, cocktail lounges, night clubs, theaters, and similar enterprises.

*Paragraph 3, no change.*

4. Parking structures and off-street parking lots, subject to the provisions of Section 33.901 B, paragraph 23.

5. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

*Present paragraphs 7 and 8 renumbered to 6 and 7; new paragraph 8 as follows:*

8. Agricultural uses as provided in Section 33.1001 B.

*C. Conditional Uses.*

1. Car washes, subject to the provisions of Section 33.901 B, paragraph 5.

2. Skating rinks, subject to the conditions of Section 33.901 B, paragraph 3.

*Paragraphs 3, 4 and 5, no change; Paragraphs 6 through 8 amended as follows; new paragraphs 9, 10 and 11.*

6. Bowling alleys, subject to the provisions of Section 33.901 B, paragraph 3.

7. Social and fraternal organizations (non-profit), subject to the provisions of Section 33.901 B, paragraph 9.

8. Trailer rentals.

9. Veterinarian Clinic, subject to the provisions of Section 33.901 B, paragraph 4.

10. Unclassified uses, see Section 33.535.

11. Automobile service stations, subject to the provisions of Section 33.901 B, paragraph 28.

*D. Signs. See Section 33.950 C for approval procedure.*

1. *Types of Signs Allowed.* Wall or marquee sign and freestanding sign, subject to Commission approval.

(a) *Either - Wall Signs.* (Balance of paragraph unchanged.)

(b) *Marquee Sign.* (Balance of paragraph unchanged.)

*Reletter former Paragraph (b) to (c) as follows:*

(c) *Pole or Ground Sign (freestanding).* (Balance of former Paragraph (b) unchanged).

*Balance of Subsection D as follows:*

(d) The following signs shall also be permitted subject to the provisions of Section 33.950 E. Window, temporary, subdivision, canopy, promotional, real estate, directional and price signs.

2. Other signs - (see Section 33.950 F).

3. Other regulations - (see Section 33.950 B and D).

4. Non-conforming sign - (see Section 33.1102 D, paragraph 1).

E. *Height Regulations. (Balance of section remains unchanged.)*

F. *Area, Lot Coverage and Yard Requirements. The following minimum requirements shall be observed, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses: (Balance of section remains the same).*

G. *Other Required Conditions.*

*Paragraphs 1, 2, 4, 5 and 8 unchanged; balance amended as follows:*

3. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Director of Planning.

6. Off-street parking and loading facilities required for all uses, as provided in Article 8, Sections 33.801 and 33.802.

7. Trash storage areas subject to the conditions of Section 33.901 B, paragraph 34.

*Paragraph 8 unchanged; new paragraph 9 as follows:*

9. Zoning wall subject to the conditions in Section 33.901 B, paragraphs 14 and 36.

*New Subsection H, as follows:*

H. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.510. C-V Visitor Commercial Zone.

*Subsection A unchanged; Subsection B, paragraphs 3, 4, 5, 6, 7 and 8 unchanged; paragraphs 1, 2, 9 and new paragraph 10 as follows:*

1. Hotels, motels and motor hotels, subject to the provisions of Section 33.901 B, paragraph 21, with such incidental businesses to serve the customer or patron, provided such incidental uses and businesses not otherwise permitted in this zone shall be operated in the same building and in conjunction with this permitted use.

2. Restaurants with a cocktail lounge as an integral part.

9. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

10. Agricultural uses as provided in Section 33.1001 B.

C. *Conditional Uses.*

*Paragraphs 3, 4 unchanged; balance as follows:*

1. Car washes, subject to the provisions of Section 33.901 B, paragraph 5.
2. Automobile service stations and towing service, subject to the provisions of Section 33.901 B, paragraph 28.
5. Commercial parking lots and parking garages, subject to the provisions of Article 8, Section 33.801.
6. Commercial recreation facilities subject to the conditions of Section 33.901 B, paragraph 3, as follows:
  - (a) Bowling alley.
  - (b) Minature golf course.
  - (c) Billiard hall.
  - (d) Skating rink.
7. Public stables, subject to the provisions of Section 33.901 B, paragraph 31.
8. Artists' supply and materials stores.
9. Clothing sales (new).
10. Unclassified uses, see Section 33.535.

D. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall or marquee sign and freestanding sign, subject to Commission approval.
  - (a) *Either - Wall Signs.* Balance of paragraph unchanged.)
  - (b) *Marquee Sign.* (Balance of paragraph unchanged.)

*Reletter former Paragraph (b) to (c) as follows:*

  - (c) *Pole or Ground Sign (freestanding).* (Balance of former Paragraph (b) unchanged).

*Balance of Subsection D as follows:*

  - (d) The following signs shall also be permitted subject to the provisions of Section 33.950 E: window, temporary, subdivision, canopy, promotional, real estate, directional and price signs.
2. Other signs - (see Section 33.950 F).
3. Other regulations - (see Section 33.950 B and D).
4. Non-conforming sign - (see Section 33.1102 D, paragraph 1).

E. *Height Regulations.* No building or structure shall exceed three and one-half (3-1/2) stories or forty-five feet (45') in height except as provided in Section 33.1001 C; provided, however, that said limitation may be adjusted by conditional use permit.

F. *Area, Lot Coverage and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001 A, E, F and G and where increased as determined by the issuance of a conditional use permit: (*balance of section remains the same*).

G. *Other Required Conditions.*

*Paragraphs 1, 3, 5 and 6 unchanged; 2 and 4 amended and new paragraphs 7 and 8 added as follows:*

2. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Director of Planning.

4. Off-street parking and loading facilities required for all uses, as provided in Article 8, Sections 33.801 and 33.802.

7. Zoning wall, subject to the conditions in Section 33.901 B, paragraphs 14 and 36.

8. Trash storage areas subject to the conditions of Section 33.901 B, paragraph 34.

*New Subsection H, as follows:*

H. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.511. C-T Thoroughfare Commercial Zone.

*Subsection A unchanged; Subsection B, paragraphs 1, 4, 7, 8, 10, 11 and 12 unchanged; balance amended as follows, new paragraph 14 added:*

B. *Principal Permitted Uses.*

2. New car dealers and accessory sale of used cars (see Subsection C of this section for used car lots); boat and equipment sales and rental establishments, subject to the provisions of Section 33.901 B, paragraph 6.

3. Motor hotels and motels, subject to the provisions of Section 33.901 B, paragraph 21.

5. Restaurants and cocktail lounges.

6. Animal hospitals and veterinary clinics, subject to the provisions of Section 33.901 B, paragraph 4.

9. Commercial recreation facilities, such as swimming pools, bowling alleys, skating rinks, subject to the provisions of Section 33.901 B, paragraph 3.

13. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

14. Agricultural uses as provided in Section 33.1001 B.

C. *Conditional Uses.*

*Paragraphs 2 and 5, and 7 through 20 unchanged; Paragraphs 1, 3, 4, and 6 amended, and new paragraphs 21 and 22 added, as follows:*

1. Used car lots and motorcycle sales and repair, subject to the provisions of Section 33.901 B, paragraph 6.

3. Drive-in theaters, subject to the provisions of Section 33.901 B, paragraph 11, and provided that the screen shall be so located and designed that it is not visible from adjacent thoroughfares, and said screen shall be set back not less than one hundred feet (100') from any street or thoroughfare.

4. Automobile service stations, garages for major and minor repairs, as defined herein, and car washing establishments, subject to the provisions of Section 33.901 B, paragraphs 5 and 28.

6. Dance halls, subject to the provisions of Section 33.901 B, paragraph 3.

21. unclassified uses, see Section 33.535.

22. Knitting and weaving shops.

D. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall or marquee sign and either projection double-faced sign or roof or free-standing sign.

(a) *Either - Wall Signs.* (Balance of paragraph unchanged.)

*Reletter balance of Subsection as follows:*

(b) *Marquee Sign.* (Balance of paragraph unchanged.)

(c) *Either - Projecting Double-Faced Sign.* (Balance of paragraph unchanged.)

(d) *Roof Sign.* (Balance of paragraph unchanged.)

(e) *Pole or Ground Sign (freestanding).* (Balance of paragraph unchanged.)

*Balance of Subsection D revised as follows:*

(f) The following signs will also be permitted, subject to the provisions of Section 33.950 E: window, temporary, subdivision, canopy, promotional, real estate, directional and price signs.

2. Other signs - (See Section 33.950 F.)

(a) *Wall Signs for Corner Lots.* Buildings which are located on corner lots may have an additional wall sign attached to the exterior surface facing the public street. The sign area shall not exceed ten percent (10%) of the exterior vertical surface facing said street (maximum area one hundred [100] square feet).

(b) *Through-Lots on Alleys.* Buildings which abut or rear upon alleys may have an identifying wall sign adjacent to said alley. Sign area shall conform to the requirements for a wall sign set in Paragraph 1(a) of this subsection.

3. Other regulations - (see Section 33.950 B and D).

4. Non-conforming signs - (see section 33.1102 D, paragraph 1.)

E. *Height Regulations.* No building or structure shall exceed three and one-half (3-1/2) stories or forty-five feet (45') in height, except as provided in Section 33.1001 C; provided, however, that said limitation may be adjusted by conditional use permit.

F. *Area, Lot Coverage and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses: (*Balance of subsection remains the same.*)

G. *Other Required Conditions.*

*Paragraphs 1, 3 and 5 unchanged; Paragraphs 2 and 4 amended; new Paragraphs 7 and 8 added, as follows:*

2. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Director of Planning.

4. Off-street parking and loading facilities required for all uses, as provided in Article 8, Sections 33.801 and 33.802.

7. Zoning wall subject to the conditions of Section 33.901 B, paragraph 36.

8. Trash storage areas subject to the conditions of Section 33.901 B, paragraphs 14 and 34.

*New Subsection H, as follows:*

H. All uses shall be subject to initial and continued compliance with the Performance Standards set forth in Article 7, Section 33.701.

Sec. 33.512. I-R Research Industrial Zone.

*Subsection A unchanged; Subsection B, paragraphs 1, 2, 3, 4 and 7 unchanged; paragraphs 5 and 6 amended, and new paragraph 8 added, as follows:*

5. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.

6. Temporary tract signs, subject to the provisions of Section 33.901 B, paragraph 32, and Section 33.950 F, paragraph 8.

F. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall, marquee and free-standing.

*Paragraphs relettered as follows:*

(a) *Wall Signs.* (*Balance of paragraph unchanged.*)

(b) *Pole or Ground Sign (freestanding).* (*Balance of paragraph unchanged.*)

(c) *Marquee Sign.* (*Balance of paragraph unchanged.*)

*Balance of Subsection F revised as follows:*

(d) The following signs shall also be permitted subject to the provisions of Section 33.950 E: Window, subdivision, canopy, temporary, promotional, real estate, directional and price signs.



2. Other signs - (see Section 33.950 F).
3. Other regulations - (see Section 33.950 B and D).
4. Non-conforming sign - (see Section 33.1102 D, paragraph 1.)

G. *Height Regulations. No change.*

H. *Area, Lot Coverage and Yard Requirements.* The minimum lot areas required shall be one of the following for this zone classification, as designated on the Zoning Map, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses: (*Balance of subsection remains the same*).

I. *Other Required Conditions.*

*Paragraphs 1, 2, 3, 4 and 6 unchanged; Paragraphs 5, 7, 8(a) and 9 amended; and new Paragraph 10 added, as follows:*

5. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista and approved by the Director of Planning.
7. Off-street parking and loading facilities required for all uses, as provided in Article 8, Sections 33.801 and 33.802.
8.
  - (a) Storage area shall be completely enclosed by solid walls or fences or buildings, or a combination thereof, not less than six feet (6') in height except as provided in Section 33.901 B, paragraph 14.
9. Trash storage areas subject to the provisions of Section 33.901 B, paragraph 34.
10. Zoning wall subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

Sec. 33.513. I-L Limited Industrial Zone.

*Subsection A unchanged; Subsection B, Paragraphs 1 through 8 and 10, 11, 13, and 16 unchanged; Paragraphs 9, 12, 14 and 15 amended; and new Paragraph 17 added, as follows:*

B. *Permitted Uses.*

9. Car washing establishments, subject to the provisions of Section 33.901 B, paragraph 5.
12. Animal hospitals and veterinarians, subject to the provisions of Section 33.901 B, paragraph 4.
14. Electrical substations and gas regulator stations, subject to the provisions of Section 33.901 B, paragraph 13.
15. Temporary tract signs subject to the provisions of Section 33.901 B, paragraph 32 and Section 33.950 F, paragraph 8.
17. Agricultural uses as provided in Section 33.1001 B.

*Subsection D 2 amended as follows:*

D. *Conditional Uses.*

2. Service stations subject to the conditions in Section 33.901 B, paragraph 28.

F. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall sign, marquee and either a projecting double-faced roof or freestanding sign.

*Balance of Subsection F relettered and amended as follows:*

- (a) *Wall Signs.* (Balance of paragraph unchanged.)
- (b) *Projecting Double-Faced Sign.* (Balance of paragraph unchanged.)
- (c) *Roof Sign.* (Balance of paragraph unchanged.)
- (d) *Pole or Ground Sign (freestanding).* (Balance of paragraph unchanged.)
- (e) *Marquee Sign.* (Balance of paragraph unchanged.)
- (f) The following signs shall also be permitted subject to the provisions of Section 33.950 E: Window, subdivision, temporary, canopy, promotional, real estate, directional and price signs.

2. Other signs - (see Section 33.950 F).

3. Other regulations - (see Section 33.950 B and D).

4. Non-conforming Signs - (see Section 33.1102 D, paragraph 1).

G. *Height Regulations.* No building or structure shall exceed three and one-half (3-1/2) stories or forty-five feet (45') except that any building or structure erected to such a height or less that would be detrimental, in the opinion of the Commission, to the light, air or privacy of any other structure or use, existing or reasonable to be anticipated, may be reduced. Exceptions are provided in Section 33.1001 C.

H. *Area, Lot Coverage and Yard Requirements.* The following minimum requirements shall be observed, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses: (Balance of section unchanged).

I. *Other Required Conditions.*

*Paragraphs 1 through 5 unchanged; Paragraphs 6, 7 and 8 amended, new Paragraph 10 added, as follows:*

6. Off-street parking and loading facilities required for all uses as provided in Article 8, Sections 33.801 and 33.802.

7. Outdoor storage and sales yards shall be completely enclosed by solid walls, fences, buildings, or a combination thereof, not less than six feet (6') in height. No merchandise, materials, equipment or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements, see Section 33.901 B, paragraph 14.

8. Trash storage subject to the provisions of Section 33.901 B, paragraph 34.

10. Zoning wall subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

*Subsection A unchanged; Subsection B, Paragraph 9 amended as follows:*

B. *Permitted Uses.*

9. Temporary tract signs, subject to the provisions of Section 33.901 B, paragraph 32 and Section 33.950 F, paragraph 8.

*Subsection C unchanged; Subsection D, paragraph 3 amended as follows:*

D. *Conditional Uses.*

3. Service stations subject to the provisions of Section 33.901 B, paragraph 28.

E. *Signs.* See Section 33.950 C for approval procedure.

1. *Types of Signs Allowed.* Wall, marquee and either a projecting double-faced roof, or freestanding sign.

*Balance of Subsection E relettered and amended as follows:*

(a) *Wall Signs.* (Balance of paragraph unchanged.)

(b) *Projecting Double-Faced Sign.* (Balance of paragraph unchanged.)

(c) *Roof Sign.* (Balance of paragraph unchanged.)

(d) *Pole or Ground Sign (freestanding).* (Balance of paragraph unchanged.)

(e) *Marquee Sign.* (Balance of paragraph unchanged.)

(f) The following signs shall also be permitted subject to the provisions of Section 33.950 E: Window, subdivision, temporary, canopy, promotional, real estate, directional and price signs.

2. Other regulations - (see Section 33.950 B and D.)

3. Other signs - (see Section 33.950 F.)

4. Non-conforming signs - (see Section 33.1102 D, paragraph 1.)

*Subsection F unchanged; Subsection G amended as follows:*

G. *Area, Lot Coverage and Yard Requirements.* The minimum lot area required shall be one of the following for this zone classification as designated on the Zoning Map, except as provided in Section 33.1001 A, E, F and G and where increased for conditional uses:

Min. Lot Area (Sq.Ft.)	Setbacks in Feet			
	Front	Exterior Side Yard	Side	Rear
20,000	Bldgs. 25*	Bldgs. 15*	0 feet, except when adjoining an R zone or A zone designated for future development in the Chula Vista General Plan, then not less than fifty feet (50').	0
	Signs 0	Signs 0		

(Balance of Subsection G remains unchanged.)

H. *Other Required Conditions.*

*Paragraphs 1, 2 and 4 unchanged; Paragraphs 3, 5, 6 and 7 amended; new Paragraph 8 added, as follows:*

3. Off-street parking and loading facilities required for all uses as provided in Article 8, Sections 33.801 and 33.802.

5. The site shall be landscaped in conformance with the Landscaping Manual of the City of Chula Vista, and approved by the Director of Planning.

6. Outdoor storage of sales yards visible from any public right-of-way shall be completely enclosed by solid walls, fences, buildings or combinations thereof, not less than six feet (6') in height. No merchandise, materials, equipment or other goods shall be stored or displayed higher than the enclosing fence. For other fencing requirements see Section 33.901 B, paragraph 14.

7. Trash storage area subject to the provisions of Section 33.901 B, paragraph 34.

8. Zoning wall subject to the conditions of Section 33.901 B, paragraphs 14 and 36.

Sec. 33.535. Unclassified Uses.

*First two paragraphs of Section 33.535 unchanged; Subsection A, Paragraphs 1, 4, 7, 13, 14 and 15 unchanged; Paragraphs 2, 3, 5, 6, 8, 9, 10, 11, 12 and 16 amended as follows:*

A. *Uses Considered.* The following uses may be considered for location in any zone, subject to the provisions set forth herein, and additional conditions set forth in Article 9, Section 33.901 B (references indicated for uses):

2. Campgrounds. (Section 33.901 B, paragraph 3.)

3. Cemeteries. (Section 33.901 B, paragraph 7.)

5. Columbariums, crematoriums and mausoleums, provided that these uses are specifically excluded from all R zones unless inside of a cemetery. (Section 33.901 B, paragraph 7.)

6. Churches. (Section 33.901 B, paragraph 10.)

8. Hospitals, including, but not limited to, emergency, general, convalescent, rest homes, nursing homes (for the aged, crippled, mentally retarded of all ages) psychiatric, etc. (Section 33.901 B, paragraph 10.)  
(Balance of paragraph unchanged.)

9. Mortuaries. (Section 33.901 B, paragraph 7.)

10. Establishments or enterprises involving large assemblages of people or automobiles, as follows, provided that these uses shall be deemed to be generally undesirable in the R zones:

(a) Airports and heliports. (Section 33.901 B, paragraph 17.)

- (b) Amusement parks and amusement enterprises. (Section 33.901 B, paragraph 3.)
  - (c) Arenas. (Section 33.901 B, paragraph 3.)
  - (d) Circuses, carnivals or fairgrounds (other than temporary uses). (Section 33.901 B, paragraph 3.)
  - (e) Museums.
  - (f) Open air theaters, except drive-in theaters. (Section 33.901 B, paragraph 11(b).)
  - (g) Race tracks and rodeos. (Section 33.901 B, paragraph 3.)
  - (h) Recreational centers, commercially operated. (Section 33.901 B, paragraph 3.)
  - (j) Shooting clubs. (Section 33.901 B, paragraph 27.)
11. Fraternity and sorority houses. (Section 33.901 B, paragraph 9.)
12. Golf courses. (Section 33.901 B, paragraph 8.)
16. Mobile home park (excluded from all commercial and industrial zones). (Section 33.901 B, paragraph 21.)

*Subsections B, C and E unchanged; Subsection D amended as follows:*

*D. Off-Street Parking and Loading Facilities.* Off-street parking and loading facilities for specific use proposed shall be determined by the Planning Commission in the event such requirements are not enumerated in Article 8, Sections 33.801 and 33.802.

Sec. 33.601. Modifying Districts; Defined.

A. *Purpose.*

*Paragraph 1, delete subsection (b); Paragraph 2 unchanged; Paragraph 3 amended as follows:*

*3. P Precise Plan Modifying District.* (See Section 33.901 B, paragraph 25.) (Balance of paragraph unchanged.)

*Paragraph 4 (d) amended as follows:*

*(d) Definitions.* See definitions set forth in Section 33.525 B.

Sec. 33.602. PUD Planned Unit Development.

*Subsection A unchanged; Subsection B, Paragraph 1 and Subsection D, Paragraph 3 amended as follows:*

B. *Required Conditions.*

1. No planned unit development should have an area of less than five (5) acres for a proposed C-0, I-R, I-L or I zone use, or an area of less than two (2) acres for any other proposed use.

Subsection C unchanged.

D. *Review by Planning Commission.* (Balance of Subsection unchanged up to R-1 in Paragraph 3 (a) of the table, by adding the R-1-5 zone as follows:

3. (a) *Density.*

<u>Zone</u>	<u>Maximum Permitted Dwelling Units</u>
R-1	<u>Sq. Ft. of Land Area (Gross)</u> 7,000 Square Feet
R-1-5	<u>Sq. Ft. of Land Area (Gross)</u> 5,000 Square Feet

Sec. 33.701. Purpose of Performance Standards.

The purpose of performance standards in the control of uses in Chula Vista are: to permit potential nuisances to be measured factually and objectively; to ensure that all uses will provide methods to protect the community from hazards and nuisances which can be prevented by processes of control and nuisance eliminations; to protect industries from arbitrary exclusion or persecution based solely on the nuisance production by any particular type of use in the past.

Sec. 33.702. General.

*Amend Paragraph 1 as follows; balance unchanged.*

1. *Performance Standards; Applicability.* Only those uses specified in the Industrial zones as subject to performance standards, and uses accessory thereto, are subject to Performance Standards Review Procedure specified in Article 7 in obtaining a Zoning Permit, unless either the Building Inspector or the Director of Planning has reasonable grounds to believe that any other proposed use, regardless of zone, is likely to violate performance standards, in which event the applicant shall comply with the Performance Standards Procedures.

Sec. 33.703. Dangerous and Objectionable Elements.

*Subsection D amended as follows; balance unchanged.*

D. *Glare.* No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the points of measurement specified in subsection 4 of Section 33.702 shall be permitted.

Sec. 33.801. Purpose of Off-Street Parking and Loading Procedures.

*Subsections A through D unchanged; Subsection E amended as follows:*

Business or Use

Automobile or Machinery Sales  
and Service Garages (See Section 33.901 B, paragraph 6).

*Subsection F, Paragraph 2 amended as follows:*

F. *Parking Areas, Development and Maintenance.*

2. *Screening.* Off-street parking areas for more than five (5) vehicles shall be effectively screened by a ten foot (10') wide landscaped strip and a masonry wall or fence of acceptable design. Such wall or fence shall be not less than three and one-half feet (3-1/2') or more than six feet (6') in height and shall be maintained in good condition without any advertising thereon. The requirements specified herein may be elimin-

ated in whole or in part where, in the opinion of the Zoning Administrator, such requirements are not necessary for the proper protection of abutting property because of substantial grade differentials, the existence of adequate walls or other equally valid reasons.

Sec. 33.803. Off-Street Parking; Residential.

*Former Subsections 1 and 2 relettered A and B; new subsection C (transferred from Section 33.502) added, as follows:*

A. *Front Setback Restrictions. (Balance of section unchanged.)*

B. *Front Setback; Exception for Parking Purposes. (Balance of section unchanged.)*

C. *Two-Car Garage Requirement.*

1. *Intent and Purpose.* It is the intent of this subsection to require that all dwelling units in the A, R-E, R-1 and R-2 zones shall also have constructed on the same lot as a necessary and essential accessory building to the residential use of said lot, a two-car enclosed garage containing a minimum of four hundred (400) square feet and minimum dimension of twenty feet (20'). The purpose of said requirement is to provide adequate off-street parking so as to alleviate the congestion on residential streets and space for the necessary storage of materials in an enclosure. Said enclosed garage or appropriate carport, as provided herein, is necessary to protect the general welfare of residential areas by preventing the establishment of parking spaces in an open parking lot situation inappropriate to residential development and the open and disorderly display of gardening equipment, tools, boxes and other materials which would be stored in enclosures to avoid an unsightly appearance.

2. *Garage Setbacks.* Notwithstanding requirements herein, minimum front yard shall be twenty-two feet (22') from the inside edge of the sidewalk to the door of a garage or structure of a carport in the case of a driveway approximately perpendicular to the front property line. Any garage that has its access from an alley shall be located twenty-five feet (25') from the opposite side of said alley with a minimum setback of five feet (5') from said alley.

3. *Garage Conversions Regulations.* Prior to the issuance of a building permit for the conversion of any existing two-car garage for living purposes, the property owner desiring such conversion shall be required to provide the following conditions and approvals.

(a) Two (2) paved off-street parking spaces with minimum dimensions of ten feet (10') by nineteen feet (19') for each of said parking spaces. Said parking spaces shall be located in back of the front yard setbacks; provided, however, that the front yard setback area may be used to accommodate the required off-street parking if the plans for said parking spaces are approved by the Zoning Administrator. The Zoning Administrator shall examine said plans to insure that the parking as proposed does not create any obstacles to vehicular or pedestrian traffic and would not be detrimental to the surrounding neighborhood. If the Zoning Administrator disapproves the parking plans, the property owner may file an application for a variance as provided in this chapter. Tandem parking as provided in this chapter will not satisfy the parking requirements.

(b) *Proper Enclosed Storage Space.* The required storage unit shall contain a minimum of eighty (80) square feet of floor area for two-car garages and forty (40) square feet for one-car garages, and shall be no less than six feet (6') high, with no other dimension less than four feet (4'), and shall have direct exterior access.

(c) All plans for the conversions of existing garages for living purposes, as well as plans for new garages or carports, shall be submitted to the Planning Department for approval, to insure that the conversion is compatible in design and materials with the existing dwelling.

Sec. 33.901. Special Provisions Applying to Particular Uses.

A. *Purpose.* The purpose of these special provisions is to establish clear and definite terms and conditions governing the development of certain uses possessing unique characteristics of problems which will enable diverse uses to be accommodated harmoniously within the City of Chula Vista and to provide uniform standards and guidelines for such development.

*Balance of former Subsection A relettered B. Paragraphs 1(b)(3) and 1(d); 3, 5, 6, 13(b) and (c); 14; 21 and 22 amended as follows; Paragraphs 2 and 7 through 12 unchanged:*

B. *Special Provisions.*

1. *Accessory Buildings.*

(b) (3) A covered patio, detached garage or carport, or other accessory one-story building may cover an area not to exceed thirty percent (30%) except as allowed for parking structures in multiple family zones (see Section 33.505 J), of the area of any required rear yard, except that no accessory building in a rear yard shall be required to have less than four hundred (400) square feet.

(d) Guest house accessory buildings shall not be closer than ten feet (10') to the nearest point of the main building.

3. *Amusement Center, Bowling Alley, Dance Hall and Similar Commercial Recreation Facilities* shall provide parking with ingress and egress designed so as to minimize traffic congestion; shall be not less than twenty feet (20') away from any adjacent residential zone; and shall show that adequate controls or measures will be taken to prevent offensive noise and vibration.

5. *Automobile Car Washes.* (Delete subparagraph (e)).

6. *Automobile Sales Facilities, New and Used,* shall provide customer off-street parking equal to one-tenth (1/10) of the car storage capacity of the facility, with ingress and egress designed to minimize traffic congestion, and shall provide a six foot (6') high masonry wall separating the entire area from abutting residential property. Said wall may be replaced with a fence subject to Department approval.



13. *Electric Substations (balance unchanged down to subparagraphs (b) and (c):*

(b) The property shall be surrounded by a solid masonry wall, or chainlink fence subject to staff approval, not less than six feet (6') in height, with locked gates at all points of access. Facilities may also be housed inside an approved structure. The wall or fence may be waived by the Planning Commission if they find there would be no detrimental effect on the adjacent areas by elimination of this requirement.

(c) The wall of fence shall be set back not less than twenty feet (20') from principal street frontage and the space between said wall and street lot line provided with permanent landscaping and adequate sprinklers or appropriate automatic irrigation devices.

14. *Fences, Walls and Hedges.* A fence, wall or hedge subject to the provisions of Sections 19.1501 and 19.1502 of this Code, not more than three and one-half feet (3-1/2') in height, may be maintained and located on any part of a lot. Those in excess of three and one-half feet (3-1/2') may be located as follows:

(a) A fence, wall or hedge not more than six feet (6') in height may be maintained and located on any part of an interior or corner lot, to the rear of the required front and exterior side yard setbacks.

(b) In any residential zone, a fence, wall or hedge, not more than six feet (6') in height, may be maintained and located within a required exterior side yard subject to approval of the Zoning Administrator, who shall consider adjacent driveways, traffic hazards and topographic differences. A masonry wall shall consist of decorative features and a fence shall be interspersed with masonry pilasters, a maximum of fifteen feet (15') apart to insure a pleasing and aesthetic effect to the adjacent areas. Landscaping shall be required between the wall, fence or hedge and the sidewalk if said wall, fence or hedge is not located at the edge of a sidewalk.

(c) Portions of fences or walls over six feet (6') in height, to enclose tennis courts or other game areas, and located where six foot (6') fences are otherwise permitted, shall be composed of wire mesh capable of admitting at least ninety percent (90%) of available light as measured on a light meter. Such fences over six feet in height (6') may be permitted subject to approval of the Zoning Administrator based on a finding that such fences will not constitute a nuisance to abutting property.

(d) In any commercial or industrial zone, fences, walls or hedges may be allowed or required to a maximum height of nine (9') feet if it is determined by the Zoning Administrator that siad increase in height is necessary to protect the public health, safety or general welfare and would have no detrimental effect upon the surrounding neighborhood.

21. *Motels and Hotels.* (Balance of paragraph unchanged.)

22. *Nursing Homes.* (See Definitions, Section 33.1401.)  
*Subparagraph (b) amended as follows:*

(b) An off-street loading area shall be provided.  
(See Section 33.802.)

*New Paragraph 23, as follows:*

23. *Parking Lots and Public Garages* shall be permitted only where:

(a) They are clearly required by public convenience and necessity.

(b) They do not break up continuity of retail store frontage for pedestrians.

(c) They will not be a nuisance to residences or other surrounding uses.

(d) They will not cause traffic hazards or undue traffic congestion.

(e) They conform architecturally to the surrounding area.

(f) Street trees are provided.

*Former Paragraph 23 renumbered, as follows:*

24. *Poultry Farm.* (See Definitions, Section 33.1401).  
(Balance of paragraph remains unchanged.)

*New Paragraph 25, as follows:*

25. *Precise Plan.* A Precise Plan shall include a plot plan drawn to scale (fifty foot (50') scale minimum except as allowed by the Planning Department) that encompasses an area that has been designated for future development for industrial, commercial and/or multiple family residential uses. The plan shall be completely dimensioned and contain the following:

(a) North arrow and scale.

(b) The boundary lines of subject property designated for development with bearings and distances given.

(c) Existing topography and proposed grading plan showing all slopes and retaining walls.

(d) Existing and proposed utilities (streets with names, sidewalks, telephone poles, etc.) and easements.

(e) Proposed location of buildings. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given.

(f) Loading and trash areas, driveways (dimensioned), walls and/or fences (include height) pedestrian walks, and landscaped areas.

(g) Parking layout.

*Former Paragraphs 24 and 25 renumbered to 26 and 27 respectively, no further change.*

26. *Repair of Vehicles in R Zone. (Balance unchanged.)*

27. *Retail Sales for Guests Only. (Balance unchanged.)*

*Former Paragraph 26 renumbered to 28, and amended as follows:*

28. *Service Stations.* Service station shall mean a place where gasoline, or any other motor fuel, or lubricating oil or grease for operating motor vehicles is offered for sale to the public and deliveries are made directly into motor vehicles, and where services are performed to include tube and tire repair, battery charging, storage of merchandise to be sold on the premises as permitted herein, lubricating of automobiles, and automobile washing (not including mechanical wash), and minor repairs (see "Automobile Repair, Minor", in Definitions, Section 33.1401) shall be permitted subject to the following conditions.

(a) They are clearly required by public convenience.

(b) They will not cause traffic hazards or undue congestion.

(c) They should be located only on property abutting the intersection of major or collector streets or combination thereof, or within shopping centers as part of an approved site plan, except that they shall be limited to the periphery of the central business area. They may be located on an interior lot if they do not disrupt the continuity of retail store frontage for pedestrians.

(d) They will not be a nuisance to residences or other surrounding uses.

(e) The site shall be landscaped in accordance with the Landscape Manual of the City of Chula Vista except that a six foot (6') minimum planter area in front of the pump islands and not closer than three feet (3') to any driveway shall be required. The pump islands shall be located no closer than twelve feet (12') from the planter.

(f) Outside sales or displays are restricted to an area beneath a canopy, and all items sold on the site are items normally incidental to service station business, except accessory uses, may be stored outside subject to conditions herein.

(g) Accessory outdoor uses other than parking and service lanes shall not occupy more than ten percent (10%) of the area of the site. Such accessory uses may include rental, utility, or travel trailers, but not more than six (6) such trailers shall be permitted on the lot at any one time and shall be screened from the street or highway. Under no circumstances shall any use be located in such a way that would interfere with normal traffic flow onto, within or from the site, or which creates dangerous impediments to traffic visibility. Only those areas shown on the approved site plan will be allowed for parking or storage.

(h) Architectural approval subject to the conditions of Section 33.1313.

*Former Paragraph 27 renumbered 29, as follows:*

29. *Shooting Clubs. (Balance of paragraph unchanged.)*

*New Paragraph 30, as follows:*

30. *Site Plan.* A Site Plan shall include a detailed drawing of the project on a scale of sufficient size so as to readily indicate all dimensions of the various elements of the development designated for industrial, commercial, and/or multiple family residential areas. Said plan shall be completely dimensioned and contain the following:

- (a) North arrow and scale.
- (b) The boundary lines of subject property fully dimensioned.
- (c) Existing topography and proposed grading plan showing all slopes and retaining walls for new development.
- (d) Existing and proposed utilities and easements (streets with names, sidewalks, telephone poles, etc.)
- (e) Proposed location of buildings. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given.
- (f) Loading and trash areas, driveways, wall and/or fences in detail showing height and materials.
- (g) Parking layout and type of paving and pedestrian walks.
- (h) The location of all existing trees on the site and which will remain.
- (i) All landscaped areas and irrigation methods.
- (j) The land use shall be indicated including all amenities such as swimming pools, recreation areas, etc.
- (k) All lighting details.
- (l) Elevations and materials of all buildings.
- (m) Location of all signs proposed on the property.

*Delete former Paragraphs 28 and 29, which have been included in Section 33.950.*

*Renumber and amend Former Paragraphs 30, 31, 32, 33 and 34 to Paragraphs 31, 32, 33, 34 and 35, respectively, as follows:*

31. *Stables (Private), and Paddocks (Balance of paragraph unchanged.)*

32. *Tract Office (Temporary). (Balance of paragraph unchanged.)*

33. Trailers (See Mobile Home Parks this section), Mobile Homes, Travel Trailers, Camp Cars and Campers. (Balance of paragraph unchanged.)

34. Trash Storage. (Subparagraph (a) amended, and new subparagraph (e) added, as follows):

(a) New construction of structures in all multiple family, commercial, and industrial zones shall require a provision for trash storage. These areas shall be enclosed within a minimum five foot (5') high masonry wall or higher if deemed necessary by the Director of Planning to adequately screen the trash area, built to standards adopted by the City of Chula Vista for a freestanding wall (#4 steel and fully grouted) and shall be designed to accommodate the trash containers used by the trash service company contracted with the City of Chula Vista. A wooden enclosure may be substituted for a wall in the C-O zone and multiple family zones by the Director of Planning.

(e) The trash enclosure shall be permanently maintained.

*New Paragraph 36 added, to read as follows:*

36. Zoning Wall or Fence. A six foot (6') high minimum solid masonry wall subject to the provisions of paragraph 14 of this section, shall be erected along the property line or zoning boundary to separate any C or I zones and/or uses from adjacent residential zones. A six foot (6') high maximum solid fence shall be erected along the property line or zoning boundary to separate multiple family zones and/or uses from abutting single family residential zones or areas. Said wall or fence may be waived by the Planning Commission if it is found that the adjacent areas would be sufficiently screened and protected without said wall or fence.

*New Section 33.950 added, to read as follows:*

Sec. 33.950. Special Provisions Applying to Signs.

A. *Purpose.* It is the purpose of this section to consolidate all general provisions relating to the installation, regulation and amortization of signs throughout the City of Chula Vista.

B. *Installation of Signs.* No person except a public officer or employee in performance of a public duty shall paste, post, paint, print, nail, tack, erect, place or otherwise fasten any sign, pennant or notice of any kind, or cause the same to be done, facing or visible from a public street in the City of Chula Vista except as provided herein and elsewhere in this chapter. To insure compliance with this subsection, a separate Zoning Permit shall be required for any such sign, pennant or notice not specifically included in an original Zoning Permit, except as provided hereinafter: window signs, temporary signs, real estate signs, subdivision signs, residential or public signs and political signs as defined herein.

C. *Sign Approval Procedure.* With the exception of political, residential, window, temporary, or real estate signs, all signs to be erected within the City of Chula Vista must be submitted to the Zoning Administrator for approval prior to said installation. The applicant shall submit a plan in the manner prescribed in Section 33.1313 indicating size, location, design, color, lighting, number and materials of all signs to be erected. The Zoning Administrator shall consider the following in determining whether approval shall be granted for any sign:

1. The sign shall consist of good design standards based upon its relationship to the building and/or site layout.
2. Architectural compatibility of sign and building, or area, shall be the prime consideration for approval.

The applicant may appeal the decision of the Zoning Administrator to the Planning Commission, upon written request for a hearing before said Commission, whose decision shall be final. In the absence of such a request being filed within seven (7) days after determination by said administrator, said determination shall be final.

D. *Sign Regulations.* Signs are permitted subject to the following regulations:

1. *Maintenance.* All signs shall be maintained in good and safe structural condition; shall be painted on all exterior parts unless coated or made of rust inhibitive material; and shall be maintained in good condition or appearance, neatly painted or posted, at all times.

2. *Removing Obsolete Signs:* All signs relating to a product no longer available for purchase by the public and all signs relating to a business which has closed or moved away shall be removed, together with any supporting structures or bracing not considered an integral part of the building. Painted wall signs shall be painted over with a color that resembles or matches the wall. If the owner of, or persons responsible for, the sign, or the tenant closing the business, fails to remove or paint over the sign, the owner of the premises shall be responsible and the work shall be done within ninety (90) days following the date of obsolescence.

3. *Charge by City:* The City of Chula Vista may charge the cost of moving, removing, correcting, storing, or doing work on a sign or sign structure against any of the following, each of whom shall be jointly and severally liable for said charge:

- (a) The permittee.
- (b) The owner of the sign.
- (c) The owner of the premises on which the sign is located.
- (d) The occupant of the premises on which the sign is located.

4. *Materials*: Paper or cardboard signs and cloth or plastic fabric banners will be accepted only when used for temporary signs as defined in the ordinance. (Indoor window signs are excepted.)

5. *Illumination*: All electric signs must be burned at full capacity at least two (2) hours each night between the hours of sundown and midnight; excepting that Sunday and legal holiday nights may be optional. All signs not so burned shall be removed, unless repair work is in progress, within thirty (30) days from notification by the City. Lighting which is held away from the sign with brackets, conduits or rods shall have a maximum projection of twelve inches (12") beyond the sign face. No tube, bulb or filament shall be visible except bulbs for indirect lighting of sign from the ground. The use of exposed neon tubing shall be limited to sign lettering only and shall constitute not more than twenty-five percent (25%) of the sign area permitted.

6. *Removed Signs to be Stored*: A removed sign shall be held not less than thirty (30) days by the City during which period it may be recovered by the owner upon payment to the City for costs of removal and storage and upon payment of fine. If not recovered within the thirty (30) day period, the sign and supporting structures shall be declared abandoned and title thereto shall vest in the City. The charge and fine may be in addition to any penalty for the violation, and recovery of sign does not necessarily abrogate the penalty.

7. *Amortization Period for Non-conforming Signs*. (See Section 33.1102 D, paragraph 1).

8. *Sign Supports*: The supporting members of all signs (excepting therefrom projecting signs) shall be free of any bracing such as guy wires or cables. All supporting columns shall be designed as an integral or architectural feature of the building. Determination of the architectural compatibility of said supporting structures, as they relate to the sign, shall be the responsibility of the Zoning Administrator of Chula Vista. The supporting members of a projecting sign shall be limited to that bracing or guy wires required by the Building Inspection Department.

9. *Flashing, Animated or Moving Signs*: No sign, as defined by this chapter, shall be moving, nor shall light be intermittent or flashing, with the exception of time and temperature signs and barber poles. Pennants, whirligigs and flashing lights are prohibited. Flags, other than official government, philanthropic, education, civic or religious flags, are prohibited.

Signs are also prohibited which:

(a) Intermittently reflect lights from either an artificial source or from the sun; or

(b) Have an illumination which is intermittent, flashing, scintillating or of varying intensity; or

(c) Have any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or natural sources.

10. *Sight Distance for Signs.* No sign shall be erected at the intersection of any streets in such a manner as to create a traffic hazard by obstructing vision; or at any location where it may interfere with, obstruct the view of, or be confused with any authorized traffic sign.

11. *Shopping Centers:* Individual and separate businesses within a commercial complex shall coordinate their signs subject to the review of the Zoning Administrator who shall consider such factors as color, size, trim and uniformity. Approval of the Zoning Administrator must be obtained before said signs are erected or altered at a later date.

12. *Exempt Signs:* The provisions of the sign regulations shall not apply to:

(a) Official notices of any court or public office and legal notices posted pursuant to law or ordinance.

(b) Traffic signs or other signs erected or maintained by a government body or agency, including railroad crossing signs, historical signs, etc.

(c) Special event signs on or over public property permitted by the City Council by special approval.

(d) Especially licensed signs on or over public property permitted by the City Council by franchise, such as bus benches or trash receptacles.

E. *Other Signs.* (See also Section 33.1401, Definitions, for "Signs".)

1. *Window Signs.* Maximum of ten percent (10%) of the window area for all zones except the CB zone may have a maximum of twenty percent (20%).

2. *Temporary Signs.* Temporary signs shall be permitted only for special events such as grand openings, business anniversary sales, change of ownership or management and change of business address. Time limit of thirty (30) days maximum.

3. *Canopy Sign.* One for each business entrance on the site. Minimum clearance for signs attached under the marquee shall be seven feet (7') subject to the approval of the Chula Vista Building Inspection Department for materials and method of attachment. Maximum size one foot (1') wide by three feet (3') long. No projection beyond marquee. Larger canopy signs may be used in lieu of wall signs subject to the approval of the Zoning Administrator.

4. *Promotional Sign.* One promotional sign not to exceed one hundred (100) square feet in area shall be allowed each vacant parcel with frontage up to and including two hundred feet (200'), noting such information as may be necessary to inform the public about proposed construction or a proposed use contemplated for the site. Parcels in excess of two hundred feet (200') of street frontage shall be allowed one promotional sign not exceeding two hundred (200) square feet in area. Maximum time limit



of one (1) year; provided, however, that the Zoning Administrator may grant two (2) one-year extensions upon written request.

5. *Real Estate Sign.* One sign not to exceed fifty (50) square feet in area, giving information on sale, rental or lease.

6. *Directional Sign.* Directional signs containing a maximum area of ten (10) square feet may be permitted as necessary to facilitate vehicular or pedestrian circulation.

7. *Price Sign.* One price sign for each street frontage subject to the following:

Maximum size fifteen (15) square feet, not to exceed five feet (5') in any dimension. Such sign shall not be in conflict with the provisions of the City's Traffic Code relating to visual clearance. The sign shall be used to advertise gasoline prices only and posted with the correct prices at all times. Such signs shall be designed as a permanent structure rigidly attached to a building, wall, or anchored in the ground (maximum height five feet [5']) adequately to resist wind pressure as specified in Chapter 23 in the currently adopted Uniform Building Code.

NOTE: Sign may be attached to the pole sign as defined herein if said sign is architecturally designed as part of that sign.

8. *Subdivision Signs.* For any new subdivision of five (5) or more lots, there may be one (1) indirectly illuminated tract sign for each principal entrance to the subdivision, advertising the sale of dwelling units or lots on the same premises or subdivision on which the sign is maintained. The maximum area for such a sign shall be limited to two hundred (200) square feet. The sign shall be removed within ten (10) days after the sale of all the homes within the subdivision, or sooner, subject to staff review. Additional signs may be located on a model home site, subject to the following requirements:

- (a) Signs to advertise the features within a model home on the lot where such signs are located.
- (b) Two signs totalling twelve (12) square feet for each model home in the subdivision.
- (c) All signs shall be removed upon sale of model homes or discontinuance of said use.

Directional advertising signs deemed necessary for the sale of subdivision lots may be authorized, subject to a conditional use permit issued by the Zoning Administrator in accordance with the provisions of this chapter, and the following conditions:

- (a) The number of signs and the location and size and design of each sign shall be approved specifically in the request.
- (b) Said conditional use permit may be issued for a reasonable period in which to accomplish the desired advertising, and in no case shall

such a conditional use permit be issued for a period of more than six (6) months; provided, however, that the Zoning Administrator may grant two (2) extensions for one-year periods without renotification or rehearing.

(c) The Zoning Administrator shall determine the location and number of signs, either single or double-faced, which may be allowed per lot. If more than one (1) sign per lot is requested, notice as provided herein shall clearly indicate the location of all signs existing or proposed.

(d) Directional signs within the City of Chula Vista may pertain only to those subdivisions which are located within the City of Chula Vista.

(e) No freestanding sign shall exceed a height of three and one-half feet (3-1/2') measured vertically from the base at ground level to the apex of said sign, nor shall any sign exceed four and one-half (4-1/2) square feet in area.

(f) The signs may be either single or double-faced or V-shaped, provided the angle between the two faces does not exceed forty-five degrees (45°).

(g) There may be included a suitable permanent sign for the name of the subdivision at the entrance to identify the subdivision.

(h) The applicant shall file a letter of approval from each property owner or occupant on whose property proposed directional signs are to be located.

9. *Residential or Public Signs.* In any R zone, announcement or name signs shall not be over one and one-half (1-1/2) square feet in area; except that a church, school, community center or other public or institutional building in any zone may have for its own use an announcement sign or bulletin board not over twenty-four (24) square feet in area, which, if not attached flat against a building, shall be at least twelve feet (12') from all street lines.

10. *Business Signs.* (See Section 33.1401, Definitions, "Sign, Business").

F. *Political Signs, Control of.*

1. *Purpose and Intent.* It is the intent of this subsection to exempt political signs from the regulations of this chapter relative to the placement of outdoor advertising signs in all zones of the City, and to thereby encourage participation by the electorate in political activity during the period of political campaigns, but to permit such uses subject to regulations that will assure that political signs will be located, constructed and removed in a manner so as to assure the public

safety and general welfare and to avoid the creation of a public nuisance caused by the unstinted proliferation of political advertising which would be offensive to the senses and would interfere with the comfort and enjoyment of life or property. It is the purpose of the Council, in adopting this chapter, to provide such regulations as will contribute to the public safety and general welfare and insure the right of political expression to all members of the community.

2. *Political Signs Permitted; Subject to Regulations.* Notwithstanding any other provisions of this chapter, political signs are permitted in any zone listed in the City subject to the following regulations:

(a) No political sign shall be located in any agricultural or residential zone in the City (A, R-E, R-1, R-2 and R-3 zones) unless they shall conform to the following regulations:

No sign may exceed twelve (12) square feet. Double-faced signs as defined in this chapter may be permitted and no more than one (1) sign may be posted upon any parcel or lot.

Said signs must be posted at least ten feet (10') from the front property line; provided, further, that in the case of corner lots, said signs must be placed at least ten feet (10') from the property lines of the intersecting streets and said signs shall be located at least five feet (5') from side property lines.

No sign shall exceed three and one-half feet (3-1/2') in height in the front setback area, and such signs shall not exceed six feet (6') in height in any area unless said sign is attached flush to any building. The measurement shall be taken from the ground level to the top of said sign.

(b) The following regulations shall apply to political signs located in any zone:

All applicable regulations of signs in any zone shall apply to political signs.

Political signs may be posted in any zone not more than sixty (60) days prior to the date of an election and shall be removed within ten (10) days immediately thereafter.

*Section 33.1001 amended as follows:*

Sec. 33.1001. Exceptions, Modifications and Interpretations.

The requirements and regulations specified hereinbefore in this chapter shall be subject to the following exceptions, modifications and interpretations:

A. *Existing Lots of Record.* An existing lot of record shall mean any lot that existed in its present configuration prior to April 22, 1949, or if the subject property conformed to the regulations of the Zoning Ordinances of April 22, 1949, May 1964 and the January 1967 revision.

Any improved or unimproved lot that was in conformance with the regulations of the jurisdiction in which it was located, shall, upon annexation to the City of Chula Vista, be deemed to be an existing lot of record.

In any zone for which a minimum lot area is established, a lot of record having less than the required area and/or width may be used, provided the owner thereof owns no adjoining, vacant property, and provided, further:

*Balance of subsection A unchanged.*

*Subsection E, Paragraph 1(d) amended, and new Paragraph 1(e) added, as follows:*

E. *Projections Into Required Yards.*

1. Certain architectural features may project into required yards and courts as follows:

(d) Bay windows, balconies and chimneys may project a distance not exceeding three feet (3'), provided that such features do not occupy, in the aggregate, more than one-third (1/3) of the length of the building wall on which they are located; except that in the R-3 and C-0 zones bay windows, stairways and balconies may not project into any required side or rear yard abutting an R-E, R-1 or R-2 zone.

(e) An open, unenclosed stairway not covered by a roof or canopy may extend or project into a required rear or side yard not more than three feet (3'), except as provided in subparagraph (d).

*Subsection G amended as follows:*

G. *Lots Altered by Condemnation.* Any improved lot that does not conform to the minimum requirements of lot area, setbacks and/or frontage because of alteration or reduction by condemnation, shall be considered conforming, except that setbacks may be changed by the Planning Commission if found to be harmful or injurious to adjacent properties or if it would constitute a traffic hazard. Any vacant lot made non-conforming, whether improved or unimproved, prior to condemnation shall be considered non-conforming and subject to review by the Zoning Administrator for feasibility of development prior to issuance of any building permit.

*Section 33.1102 amended as follows:*

Sec. 33.1102. Non-Conforming Uses, Substitution, Extension, Discontinuance, etc.

*Unchanged down to Subsection C, Paragraphs 3 and 4, as follows:*

C. *Uses Subject to Mandatory Discontinuance.*

3. Uses permitted in an I-R or I-L or I zone when non-conforming in any C-N zone.

4. Non-conforming residential uses located in an I-R, I-L or I zone.

*New Paragraph 5 added to Subsection D, former Paragraphs 5 and 6 renumbered 6 and 7, respectively, as follows:*

D. *Timing of Discontinuance of Non-Conforming Uses.*

5. *Uses Subject to Conditional Use Permit and Fencing Requirements.* Any use that is not conducted wholly within an enclosed building as required herein and any use that has fencing requirements shall be considered non-conforming if said use has not complied to the requirements of applying for a conditional use permit or conformed to the fencing regulations as notified within one year of notification and shall be abated in three (3) years from the date of notification.

6. *Replacement of Damaged or Destroyed Non-Conforming Uses.* (Balance of former Paragraph 5 unchanged.)

7. *Modification of Non-Conforming Use Provision.* (Balance of former Paragraph 6 unchanged.)

*New Subsection E, as follows:*

E. *Repair or Alteration of Non-Conforming Uses and Structures.*

1. *Repairs to Non-Conforming Uses; Limitation.* Such repairs and maintenance work as required to keep it in sound condition may be made to a non-conforming building or structure, provided no structural alterations shall be made except such as are required by law or ordinance or authorized as permitted herein by the Zoning Administrator.

2. *Alteration and/or Enlargement of Non-Conforming Structures and Buildings.* Any structure that is non-conforming because of setback or height requirements may be altered and/or enlarged by approval of the Zoning Administrator on the basis that such alteration and/or enlargement shall conform to the regulations herein.

*Paragraph 5(f) of Subsection A of Section 33.1313 amended as follows:*

Sec. 33.1313. Site Plan and Architectural Approval.

A. *Approval.*

5. (f) Landscaping in accordance with the Landscaping Manual of the City of Chula Vista shall be required on the site and shall be in keeping with the character or design of the site and existing trees shall be preserved whenever possible.

*Amend Section 33.1401 as follows:*

Sec. 33.1401. Definitions.

*Following "Apartment, Efficiency", add:*

*"Automobile Dismantling", see "Junk Yards".*

Amend definition of "Garage, Private" as follows:

"Garage, Private" shall mean a detached, fully enclosed accessory building or a portion of the principal building used only for the storage of passenger vehicles, boats or trailers by the persons resident or employed upon the premises; and provided that such garage, when in a residential zone or incidental to a residential use, shall not be used for the storage of more than one (1) commercial vehicle of one and one-half (1-1/2) tons or greater rated capacity per family residence upon the premises.

Following "Lot Line, Front", add:

"Lot Line, Interior" see "Lot Line, Side".

Following "Lot Area", add:

"Lot of Record" see Section 33.1001 A.

Following "Motor Hotel", add:

"Mobile Home" see "Trailers".

Amend definition of "Open Space, Usable" as follows:

"Open Space, Usable" shall mean any portion of a lot which is landscaped and/or developed for recreational and leisure use, and is conveniently located and accessible to all the units. (See Section 33.505 I.) (Delete balance of paragraph.)

Following "Permitted Use", add:

"Pharmacy, Prescription" see "Prescription Pharmacy".

Following "Poultry Farm", add

"Precise Plan" shall mean a plot plan that encompasses an area that has been designated for future development for industrial, commercial and/or multiple family residential uses. (See Section 33.901 B, paragraph 25.)

"Prescription Pharmacy" shall mean an establishment whose primary function is the sale of pharmaceutical drugs and prescriptions as well as medicinal supplies and goods. The incidental sales of toilet goods, toiletries, cosmetics, confections, tobacco and accessories, newspapers and magazines is also permitted.

Following "Residential Density", add

"Salvage Yard" see "Junk Yard".

"Service Station" see "Automobile Service Station".

"Setback" see "Yard, etc."

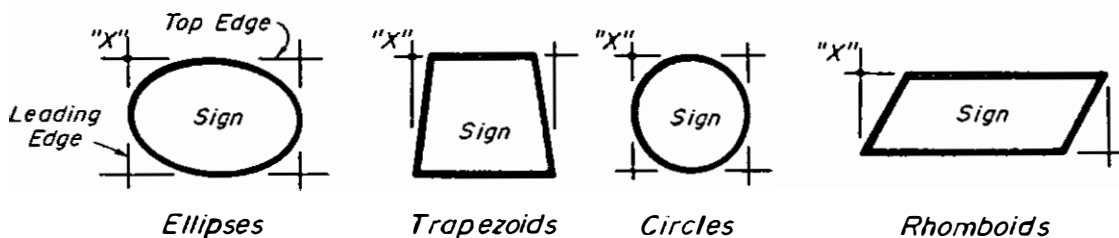
Amend definition of "Sign, Area of" as follows:

"Sign, Area of" shall mean the area in square feet enclosing the total exterior surface (in the case of irregular shapes, straight lines drawn closest to the extremities of the shape will be used); should the sign have more than one surface as determined in multi-sided, the sign area shall be the aggregate area of all sign surfaces measured above.

Following "Sign, Freestanding or Pole", add:

"Signs, Height of". The height of signs shall be determined by the top of the leading edge of the smallest rectangle enclosing the sign.

Examples:



X indicates the point at which the height of the sign is determined.

Following "Sign, Window", add:

"Site Plan" shall mean a plot plan that encompasses an area of development, partial or complete, designated for industrial, commercial and/or multiple family residential uses. (See Section 33.901 B, paragraph 29.)

Following "Unified Control", add:

"Usable Open Space" see "Open Space, Usable".

Amend definition of "Zoning Wall, Fence" as follows:

"Zoning Wall, Fence" shall mean a wall or fence erected along the property line or zoning boundary to separate any commercial or industrial zones or uses from adjacent residential zones and a fence to separate multiple family zones from single family zones.

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its passage and approval.

Presented by



Bruce H. Warren, Director of Planning

Approved as to form by



George D. Lindberg, City Attorney

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 10th day of August, 1971, by the following vote, to-wit:

AYES: Councilmen Egdahl, Scott, Hobel, Hamilton, Hyde

NAYES: Councilmen None

ABSENT: Councilmen None

*Thomas D. Hamilton*  
Mayor of the City of Chula Vista

ATTEST *Jennie M. Fulasz*  
City Clerk

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.  
CITY OF CHULA VISTA )

I, JENNIE M. FULASZ, City Clerk of the City of Chula Vista, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of \_\_\_\_\_, and that the same has not been amended or repealed.

DATED: \_\_\_\_\_

\_\_\_\_\_  
City Clerk