

**Article 11 C Commercial Districts (Inland)**

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**1110 Specific Purposes**

In addition to the general purposes listed in Article 1, the specific purposes of commercial district regulations are to:

- A. Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the city and region.
- B. Strengthen the city's economic base, and provide employment opportunities close to home for residents of the city and surrounding communities.
- C. Create suitable environments for various types of commercial uses, and protect them from the adverse effects of inharmonious uses.
- D. Minimize the impact of commercial development on adjacent residential districts.
- E. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located.
- F. Ensure the provision of adequate off-street parking and loading facilities.
- G. Provide sites for public and semipublic uses needed to complement commercial development or compatible with a commercial environment.

The additional purposes of each C district are as follows:

CN Neighborhood Commercial District. To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses adjoining a CN district.

CC Community Commercial District. To provide sites for commercial centers containing a wide variety of commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items and generally having a citywide market area. Support facilities such as entertainment and restaurants are permitted, subject to certain limitations to avoid adverse effects on adjacent uses.

CG General Commercial District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Oceanside, including businesses not permitted in other commercial districts because they attract heavy vehicular traffic or have certain adverse impacts; and to provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services.

CL Limited Commercial District. To provide opportunities for a limited range of retail and service businesses that do not generate significant amounts of traffic, nor have high public service demands. Automobile-oriented uses, such as service stations and drive-up restaurants, are not permitted or are limited.

CR Commercial Recreation District. To provide sites for recreation-oriented residential and commercial activities conveniently located near recreational and scenic areas with easy access to freeways, expressways and arterials.

CV Visitor-Commercial District. To provide opportunities for recreation-oriented and visitor-serving commercial activities conveniently located near recreational and scenic areas. This district is intended for specialized commercial uses directly dependent, supportive or related to the Coast, including the Harbor, the San Luis River area, and the municipal pier.

CS Special Commercial District. To provide opportunities for residential, commercial, public and semipublic uses appropriate for the special commercial areas identified by the General Plan. Subdistrict designators are established as:

- HO for highway oriented commercial areas;
- L for limited commercial areas including the Mission Area and certain scenic areas.

CP Commercial Professional District. To provide a landscaped environment for offices that is protected from the more intense levels of activity associated with retail commercial development.

The specific purposes of the Mixed-Use Plan are to:

- A. Establish a procedure for the development of parcels as a mixed-use development.
- B. Ensure orderly and thorough planning and review procedures that will result in quality urban design.
- C. Encourage variety and avoid monotony in developments by allowing greater freedom in selecting the means to provide access, light, open space and amenities.
- D. Provide a mechanism whereby the City may authorize desirable developments consistent with the General Plan without inviting speculative rezoning applications, which, if granted, often could deprive other owners of development opportunities without resulting in construction of the proposed facilities.

- E. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- F. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

**1120 CN, CC, CG, CL, CR, CV, CS, and CP Districts: Land Use Regulations**

In the following schedules, the letter "P" designates use classifications permitted in commercial districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" that follow. The letter "U" designates use classifications permitted on approval of a use permit. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Use classifications that are not listed are prohibited. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this ordinance. Where letters in parentheses are opposite a use classification heading, referenced regulations shall apply to all use classifications under the heading.

**CN, CC, CG, CL, CR, CV,  
CS, AND CP DISTRICTS:  
LAND USE REGULATIONS**

P - Permitted  
 U - Use Permit  
 L - Limited, (See Additional Use Regulations)  
 - - Not Permitted  
 A- Administrative Conditional Use Permit

	CN	CC	CG	CL	CR	CV	CS- HO	CS -L	CP	Add. Reg.
<b>Residential</b>										(A)
Day Care, Ltd.	P	P	P	P	P	P	P	P	P	
Single-family	L1	-	L1	L1	L1	-	L1	L1	P	
RV Parks	-	-	U	-	-	U	-	-	-	(L)
<b>Public and Semipublic</b>										(A,T)
Child Care	L-11	L-11	L-11	L-11	L-11	L-11	L-11	L-11	L-11	
Clubs and Lodges	L27	L27	L27	L27	L27	-	L27	U	L27	

## C Commercial Land Use Regulations (continued)

	CN	CC	CG	CL	CR	CV	CS- HO	CS -L	CP	Add. Reg.
Convalescent Facilities -		-	-	-	-	-	-	-	U	
Cultural Institutions	L27	L27	L27	L27	L27	L27	L27	L27	L27	
Day Care, General	U	U	U	U	U	U	U	U	U	
Emergency										
Health Care	L15	L15	L15	-	-	-	L15	L15	L15	
Emergency Shelter	U	U	U	U	-	-	U	-	U	
Government Offices	L27	L27	L27	L27	-	-	L27	-	P	(T)
Heliports	-	-	-	-	U	-	-	-	U	(B)
Hospitals	-	U	-	-	-	-	U	-	U	
Park and Recreation Facilities	-	P	-	-	P	P	P	P	P	(C)
Public Safety Facilities	U	U	U	U	U	U	U	U	U	
Religious Assembly	A	A	A	A	-	-	-	A	A	(M)
Residential										
Care, General	L30	L30	L30	L30	-	-	L30	L30	U	
Resource Centers	A	A	A	A	A	A	A	A	A	
Schools, Public or Private	A	A	A	A	-	-	A	A	A	
Transitional Housing	U	-	U	U	-	-	U	-	U	
Utilities, Major	L19	L19	L19	L19	L19	L19	L19	L19	L19	
Utilities, Minor	P	P	P	P	P	P	P	P	P	(Q)
<b>Commercial Uses</b>										(A,D,J,T)
Adult Businesses	-	L3	L3	-	-	-	-	-	-	(K)
Ambulance Services	L15	L15	L15	-	-	-	L15	-	P	
<u>Animal Sales and Services:</u>										
Animal Boarding	A	A	A	A	-	-	-	-	-	
Animal Grooming	P	P	P	P	-	-	-	L16	-	
Animal Hospitals	P	P	P	P	-	-	P	L16	-	
Animals Retail Sales	P	P	P	P	-	-	P	L16	-	
Artists' Studios	P	P	P	P	L26	L26	-	L26	-	(K)
<u>Banks and Savings &amp; Loans:</u>										
Drive-thru/ Drive-up Service Self Service Facilities (ATMs)	P	P	P	P	-	-	P	P	P	
A	A	A	A	A	-	-	A	A	A	
L21	L21	L21	L21	L21	L21	L21	L21	L21	L21	

	CN	CC	CG	CL	CR	CV	CS- HO	CS -L	CP	Add. Reg.
Building Materials & Services	P	P	P	U	-	-	P	-	-	(T)
Catering Services	P	P	P	P	-	-	P	P	-	
Comm.Recreation & Entertainment	L27	L27	L27	L28	L27	L27	L27	L16	-	(F, K)
Communication Facilities	-	P	P	-	-	-	-	-	P	
Food & beverage Kiosk	A	A	A	A	A	A	A	A	A	(T)
Food & Beverage Sales	L5	L5	L5	L5	L5	L5	P	L5	-	(K,T)
Funeral and Interment Services	L6	L6	L6	-	-	-	L6	L6	-	
Home Improvement	P	P	P	P	-	-	P	-	-	(T)
Horticulture, Limited Laboratories	P	P	P	P	P	P	P	P	P	(R,S)
	-	-	P	-	-	-	-	-	P	
Maintenance & Repair Services	P	P	P	P	-	-	-	-	-	(T)
Marine Sales and Services	-	-	P	-	-	P	-	-	-	(T)
Nurseries	L31	L31	L31	-	-	-	L31	L31	-	(T)
Offices, Business & Professional	P	P	P	P	L2	L2	P	L2	P	(T)
Payday Loan/ Paycheck Adv.	-	L3	L3	-	-	-	-	-	-	(K,T)
Pawn Shops	-	U	U	-	-	-	-	-	-	
Personal Improvement Services	L25	L25	L25	L25	L25	-	L25	L25	L25	(K)
Personal Services	P	P	P	P	L27	L27	P	L27	L27	(K)
Tattooing Establishments	-	P	P	P	-	-	-	-	-	(K)
Research and Development Services	-	-	P	-	-	-	-	-	P	(T)
<u>Restaurants:</u>										
Full Service	P	P	P	P	P	P	P	P	L4	(K,T)
w/ Full Alcohol	U	U	U	U	U	U	U	U	U	(K,T)
w/ Live Entert'mt	L28	L27	L27	L28	L27	L27	L27	L27	L27	(O,T)
Fast Food	P	P	P	P	P	P	P	P	L4	(K,T)
w/ Drive-thru Service	L23	A	A	-	A	-	A	-	-	(N)
w/ Drive-Up Service	L23	A	A	-	A	-	A	-	-	(N)

	CN	CC	CG	CL	CR	CV	CS- HO	CS -L	CP	Add. Reg.
Retail Sales	P	P	P	P	L8	L8	P	P	-	(T)
Secondhand Sales	L26	L26	L26	L26	-	-	L26	L26	-	(T)
Swap Meets, recurring			U							
Travel Services	P	P	P	P	P	P	P	P	P	
<b>Vehicle/Equipment Sales &amp; Services:</b>										
Automobile Washing	U	U	U	U	-	-	U	-	-	(G,T)
Service Stations	U	U	U	U	U	-	U	U	-	(G,T)
Repair	L29	L29	L29	L29	-	-	L29	L20	-	(T)
Sales & Rentals	U	U	U	U	L14	L14	U	-	-	(T)
<b>Visitor Accommodations:</b>										
Bed & Breakfast Inns	A	A	A	A	A	A	A	A	A	(H)
Hotels, Motels and Time-Shares	U	U	U	U	U	U	U	L12	-	(P)
SRO Hotels	-	U	U	-	-	-	-	-	-	
Warehousing and Storage, Ltd.	-	-	L9	-	-	-	-	-	-	(T)
<b>Industrial</b>										
Food Processing	L22	L22	L22	L22	-	-	L22	L22	-	
Industry, Custom	-	-	L8	-	-	-	-	-	-	(T)
Industry, Limited	-	-	L8	-	-	-	-	-	-	(T)
Wholesaling, Distribution & Storage-		-	L8	-	-	-	-	-	-	(T)
<b>Agriculture and Extractive Uses</b>										
Crop Production	L24	L24	L24	L24	L24	L24	L24	L24	L24	(R,S)
Accessory Uses	P/U	P/U	P/U	P/U	P/U	P/U	P/U	P/U	P/U	(I,S,T)
<b>Nonconforming Uses</b>										
<b>Temporary Uses</b>										
Ag. Special, Seasonal Sales	P	P	P	P	P	-	P	P	-	(U)
Mixed Uses	L-33	L-33	L-33	L-33	L-33	L-33	L-33	L-33	L-33	

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## **C Districts: Additional Use Regulations**

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- L-1 Not permitted on ground level.
- L-2 Permitted as part of a mixed-use project, occupying less than 25 percent of the gross floor area.
- L-3 Adult Bookstore/Novelty Store/Video Store, and Adult Entertainment Businesses as defined in Article 4, are allowed with an Administrative Regulated Use Permit, subject to the requirements of Article 36 of this Ordinance.
- L-4 Permitted as a secondary use occupying no more than 1000 square feet in a building; Administrative Use Permit required for more space up to 5 percent of gross floor area of a building.
- L-5 An Administrative Conditional Use Permit is required for convenience stores. Convenience stores shall not be located within 500 feet of a site occupied by a public or private school, park or recreational facilities, and no exterior vending machines shall be permitted. Convenience stores may be operated only between the hours of 6 a.m. and 10 p.m. Longer hours may be approved with the use permit if the use is found not to have an adverse effect on neighboring uses.
- L-6 Only mortuaries allowed - subject to a Administrative Conditional Use Permit.
- L-7 Conditional Use Permit required. Repair services and automobile washing are prohibited.
- L-8 Only "limited," or "small-scale," facilities, as defined in Use Classifications allowed with an Administrative Conditional Use Permit.
- L-9 Storage tanks, distribution terminals, emission-control systems, pumping stations, service yards, transportation facilities, pipelines, or any other facilities supporting offshore oil and gas drilling operations shall be prohibited.
- L-10 Reserved.
- L-11 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a Child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, an Administrative Development Plan Review is required. An Administrative Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-12 Up to 200 rooms allowed with a Conditional Use Permit.

- L-13 Reserved.
- L-14 Recreational vehicles and recreational equipment rentals only.
- L-15 Administrative Conditional Use Permit required if use is an Ambulance Service or an Emergency Health Care facility which utilizes ambulance service and either use is also located within 1,000 feet of an R district or the boundaries of a site occupied by a Public or Private School or Park and Recreation Facility. Conditions may be imposed in approving such a permit to limit vehicle speeds or use of sirens. In the CS-L district, Emergency Health Care facility permitted with a Conditional Use Permit. No permitted within the Mission San Luis Rey Historic Core Area.
- L-16 Only permitted outside the Mission San Luis Rey Historic Core Area. "Small-scale" Commercial Recreation and Entertainment allowed, all others require an Administrative Conditional Use Permit.
- L-17 Reserved.
- L-18 Only "small-scale" facilities allowed with the approval of an Administrative Use Permit.
- L-19 A Conditional Use Permit is required for generating plants, electrical substations, lone switching buildings, refuse collection, transfer, recycling or disposal facilities, water reservoirs, water or wastewater treatment plants, transportation or communication utilities, and similar facilities of public agencies or public utilities. Aboveground electrical transmission lines are not permitted unless determined to be consistent with a utility corridor plan approved by the Planning Commission. Flood control or drainage facilities are permitted if they are consistent with approved master drainage and/or flood-control plans.
- L-20 Limited or "small-scale" facilities allowed with a Conditional Use Permit outside the Commercial Village Core designated in the Mission SLR Historic Guidelines within a multi-tenant structure.
- L-21 Walk-up automatic teller machines (ATMs) allowed if included within or attached to a building serving another use; freestanding structures for walk-up ATMs allowed with an Administrative Use Permit.
- L-22 Large Scale facilities may be allowed if they include a retail component and an area for consumption of the products produced on the site (i.e., tables, chairs, etc.). An administrative use permit, approved by the City Planner, would define the minimum area devoted to retail customer service and office support to the principle food processing activity, but a minimum of 1/3 of the gross square footage of the building facility shall be used as a guideline for the retail service/office support area.
- L-23 One drive-thru/drive-up restaurant allowed with an Administrative Conditional Use Permit in a Shopping Center of 10 acres or greater.
- L-24 Allowed on sites of more than 2.5 acres with the approval of an Administrative Use Permit



issued by the City Planner.

- L-25 "Small-scale" facilities allowed. All others require an Administrative Conditional Use Permit. Within the CS-HO and CS-L, a personal improvement use greater than 5,000 square feet is allowed only in a community shopping center and requires an Administrative Conditional Use Permit. "Regulated" uses are subject to compliance with Article 36.
- L-26 "Small-scale" facilities allowed. All others require the approval of an Administrative Use Permit issued by the City Planner.
- L-27 "Small-scale" facilities allowed. All others require the approval of an Administrative Conditional Use Permit. "Regulated" uses are subject to compliance with Article 36. Card rooms require a Conditional Use Permit.
- L-28 Only "small-scale" facilities allowed. Card rooms require a Conditional Use Permit. "Regulated" uses are subject to compliance with Article 36.
- L-29 Glass installation and tinting, cellular phone installation, and stereo installation allowed with an Administrative Use Permit. All others require a Conditional Use Permit.
- L-30 Limited to senior, residential care assisted-living units for persons age 55 and older with the approval of an Administrative Conditional Use Permit.
- L-31 An Administrative Use Permit is required for nurseries having growing or propagation areas greater than 2.5 acres.
- L-32 See Article 30: Section 3041, Child Care Facility. Allowed within the RE, RS, RM, RH, RT, CN, CC, CG, CL, CR, CV, CS, CS-HO, CS-L, CP, IL, IG, IP, A, OS, PS and the D Districts subject to obtaining a child Care Facility Permit issued by the City Planner and subject to the City's adopted Child Care Guidelines. If new development (construction) is proposed for a child care facility, a Development Plan Review is required. A Development Plan Review may be conducted independently or concurrently with the Child Care Facility Permit review.
- L-33 Mixed use development is permitted and requires the approval of a "Mixed-Use Development Plan" and Conditional Use Permit to determine compatibility with surrounding development and uses in the area.
  - (A) See Section 3002: Relocated Buildings (Administrative Use Permit required).
  - (B) See Section 3036: Helicopter Takeoff and Landing Areas.
  - (C) Limited to facilities on sites 2 acres or less.
  - (D) In the CN district, a commercial use having open parking or wall openings within 100 feet of an R district shall not operate between 10 p.m. and 7 a.m. unless

authorized by a use permit.

- (E) RESERVED
- (F) See Section 3027: Arcades and Game Centers. Card rooms, as defined and regulated by Chapter 8 of the City Code, are not permitted in the Coastal Zone.
- (G) See Section 3011: Service Stations and Automobile Washing.
- (H) See Section 3031: Bed and Breakfast Inns.
- (I) See Section 3005: Nonresidential Accessory Structures.
- (J) See Article 35: Nonconforming Uses and Structures.
- (K) All "regulated uses", are subject to compliance with Article 36.
- (L) See Section 3029: Recreational Vehicle Parks.
- (M) See Section 3004: Religious Assembly Yard Requirements.
- (N) Uses on separate freestanding sites that are outside shopping centers and have adjoining parking shall not be closer than 500 feet to a public or private school, park, or playground. Identifiable containers and napkins shall be used for all carryout food, and all litter shall be promptly removed. A use permit may require the operator to contract with a cleanup service if it is determined that a litter problem exists.
- (O) See Section 3010: Live Entertainment.
- (P) See Section 3030: Time-Share Resort Projects.
- (Q) See Section 3025: Antennas and Microwave Equipment.
- (R) Any Horticulture, Limited or Crop Production use must conform to the City's Grading Ordinance including the requirement that the grading and/or agricultural operation will not cause significant damage to any environmentally sensitive areas nor cause elimination of any significant wildlife habitat or riparian area. Sufficient buffering of the operation should be provided from adjacent residential uses.
- (S) Agricultural Sales Stands, in conjunction with a Horticulture, Limited or Crop Production use, shall be permitted subject to the locational and development standards of Section 3038.
- (T) See Section 3020: Outdoor Facilities; outdoor storage, outdoor display of materials, outdoor food service, outdoor storage containers, working outdoors and temporary outdoor sales events and activities shall comply with the standards of this section.

(U) See Section 3038: Agricultural Sales; Seasonal Agricultural Specialty Sales requires a business license and is subject to the operational standards of Section 3038.

(V) See Section 3034: Mixed Use Plans.

**1130 CN, CC, CG, CL, CR, CS, CV, and CP Districts: Property Development Regulations**

The following schedule prescribes development regulations for the CN, CC, CG, CL, CR, CS, CV, and CP districts. The columns prescribe basic requirements for permitted and conditional uses in each district. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in the zoning ordinance.

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**CN, CC, CG, CL, CR, CS, CV, and CP DISTRICTS DEVELOPMENT REGULATIONS**

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	<b>CN</b>	<b>CC</b>	<b>CL CG</b>	<b>CR CS CV</b>	<b>CP</b>	<b>Add. Reg.</b>
<b>Residential Development</b>						(A,X)
<b>Nonresidential Development</b>						(X)
Lot Area (min/sq. ft.)	10,000	10,000	10,000	10,000	10,000	(B,C)
Minimum Lot Width (ft.)	-	-	-	-	-	(C)
<b><u>Minimum yards:</u></b>						
Front (ft.)	15	15	15	15	20	(D,F)
Side (ft.)	-	-	-	-	-	(D,E,F)
Corner Side (ft.)	10	15	10	10	20	(D,F)
Rear (ft.)	-	-	-	-	10	(D,E,F)
Height (max)	50 ft.	50	50	50	50	(G,H,V,W)
Lot Coverage (max)	50%	50%	75%	50%	50%	

**CN, CC, CG, CL, CR, CS, CV, and CP DISTRICTS DEVELOPMENT REGULATIONS**  
**(continued)**

	<b>CN</b>	<b>CC</b>	<b>CL CG</b>	<b>CR CS CV</b>	<b>CP</b>	<b>Add. Reg.</b>
Maximum Base FAR	1.0	1.0	1.0	1.0	1.0	
Maximum FAR Bonus	0.2	0.5	0.2	0.2	0.5	(I)
Minimum Site Landscaping	15%	15%		15%	15%	(J,K)
< 5 acres			10%			
> 5 acres			15%			
Maximum Vertical Wall Dimension (ft.)	(L)	(L)	(L)	(L)	(L)	
Maximum Horizontal Wall Dimension (ft.)	-	200	-	-	200	(M)
Fences and Walls		See Section 3040				
Required Building Lines	-	-	(P)	(P)	-	
Off-Street Parking and Loading						(Q,R)
Vehicular Access		See Section 3114				
Signs		See Article 33				
Outdoor Facilities		See Section 3020				
Views into Buildings						(S)
Screening of Mechanical Equipment		See Section 3021				
Employee Eating Areas						(T)
Refuse Storage Areas		See Section 3022				
Underground Utilities		See Section 3023				
Performance Standards		See Section 3024				
Nonconforming Structures		See Article 35				

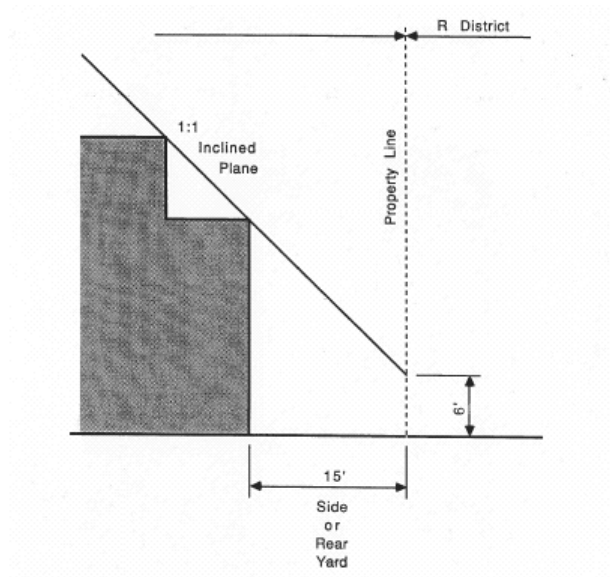
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**CN, CC, CG, CL, CR, CS, CV, and CP Districts:  
Additional Development Regulations**

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- (A) Dwelling units shall be subject to the standards for height limits, maximum density, court provisions, and outdoor living areas for the RM-A District, as prescribed by Section 1050. Recreational vehicle parks shall be subject to the requirements of Section 3029.
- (B) See Section 3013: Development on Substandard Lots.
- (C) Smaller lot requirements may be permitted with an approved development plan and tentative subdivision maps.
- (D) See Section 3015: Building Projections into Yards and Courts. Double-frontage lots shall provide front yards on each frontage.
- (E) A 15-foot side or rear yard shall adjoin an R district, and structures shall not intercept a 1:1 or 45-degree daylight plane inclined inward from a height of 6 feet above existing grade at the R district boundary line (See Diagram E).
- (F) At least 50 percent of each required yard shall be landscaped. This area may be counted in determining compliance with minimum site landscaping requirements. The remainder of the required yard area may be used for necessary drives and walks.
- (G) See Section 3017: Measurement of Height.
- (H) See Section 3018: Exceptions to Height Limits.
- (I) Additional FAR shall be permitted for:
  - (1) Underground parking: 0.05 for each 10 percent increment of required parking that is provided underground or in structures up to a maximum of 0.4.
  - (2) Transfer of FAR from historic buildings: twice the amount of unused FAR (restricted by recorded covenants or deed restriction) up to a maximum of 0.2.
  - (3) Participation in a Planned Block Development (60,000 square feet or more of site area) approved by the City under the provisions of Article 24.

**(E) REQUIRED DAYLIGHT PLANE AT ADJOINING DISTRICT (DIAGRAM)**

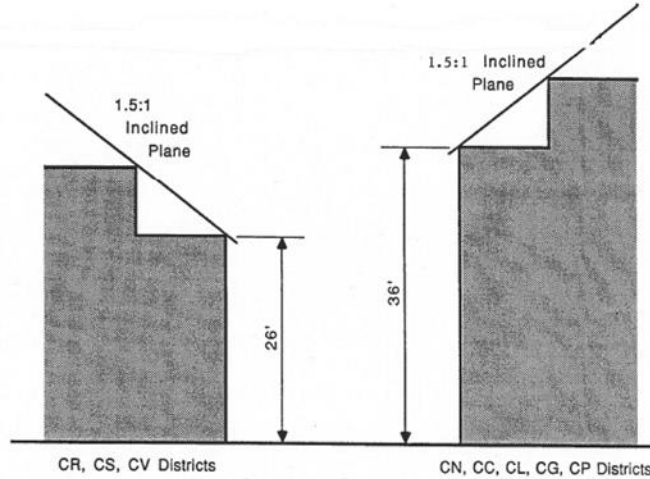


**(J) Planting Areas.**

- (1) All Commercial Districts. Sites in all C districts shall comply with the planting area requirements and design standards of Section 3019.
- (2) CN, CG, CL, and CS Districts. Required yards shall be enclosed by a solid concrete or masonry wall at least 6 feet in height or shall be planting areas, provided that a wall within 15 feet of a street property line shall not exceed 3.5 feet in height.
- (3) CN, CC, CR, CS, CV, and CP Districts. The minimum percentage of the site to be landscaped may be reduced 1 percent for each 20 percent increment of street frontage with a 25-foot-wide landscaped strip.

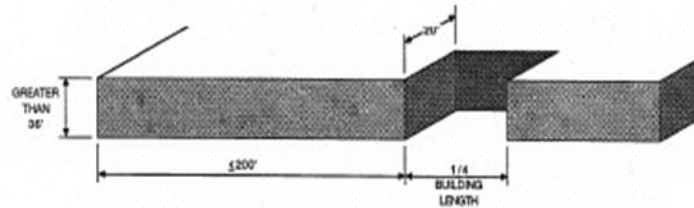
**(K) See Section 3019: Landscaping, Irrigation and Hydro seeding.**

**(L) The maximum vertical wall height at the setback line shall be 26 feet in the CR and CV districts and 50 feet in all other districts. Walls shall be set back at least 1.5 feet for every foot above the maximum vertical wall height limit. During development plan review, exceptions from this standard may be granted by the Planning Commission for department stores, hotels, or other uses with unique requirements (See Diagram L).**

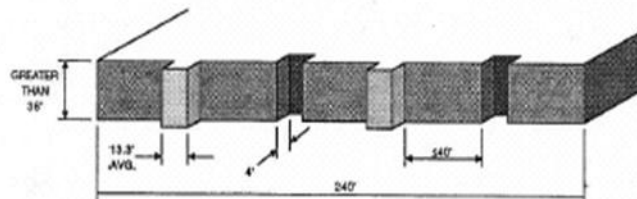


**(L) REQUIRED SETBACKS ABOVE BASE WALL HEIGHT (DIAGRAM)**

- (M) This requirement shall apply to building elements above 36 feet. A wall surface shall be no longer than 200 feet without a break: a recess or offset measuring at least 20 feet in depth and one-quarter of the building in length or a series of recesses or offsets, at intervals of not more than 40 feet, that vary the depth of the building wall by a minimum of 4 feet. Not less than 25 percent of the building wall shall be varied in this way (See Diagram M).



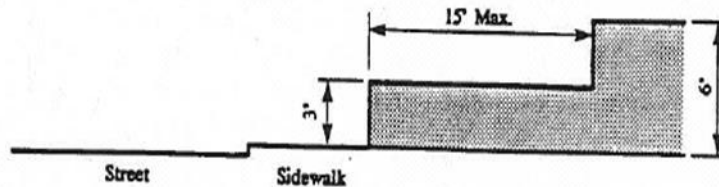
**(M) MAXIMUM WALL LENGTH AND REQUIRED BREAK**  
(The diagram is illustrative)



**(M) AVERAGING OPTION FOR MAXIMUM WALL LENGTH (DIAGRAM)**

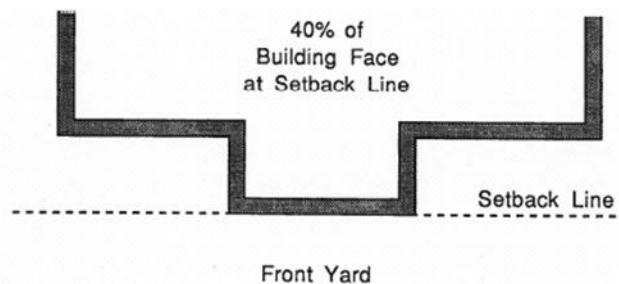
- (N) Maximum height of a fence or wall shall be 6 feet.
- (O) A 6-foot solid masonry or concrete wall shall adjoin the property line of the site of a new ground-floor residential use abutting an existing non-residential use or the property line of a new non-residential use abutting the site of an existing ground-floor residential use. However, where the portion of the site within 10 feet of the property line is occupied by planting area or by a building having no openings except openings opposite a street property line, the City Planner may grant an exception to this requirement. A wall within 15 feet of a street property line shall not exceed 3 feet in height (See Diagram O Required Walls).

**(O) REQUIRED WALLS: RESIDENTIAL USE  
ABUTTING NONRESIDENTIAL USE (DIAGRAM)**



- (P) In the CG, CL, CR, and CV districts that are within the Coastal Zone, a minimum of 40 percent of the front building surface on a street with a collector classification or greater, as designated in the Master Street Plan, shall be at the front-yard setback line (See Diagram P).

**(P) BUILDING FACE AT SETBACK LINE (DIAGRAM)**



In the CS-L Special Commercial Mission Historic Area District building lines shall be required as follows:

- (1) Village Core (as designated in the Development Guidelines for the Mission Area): At the first level a minimum of 50 percent of the front building face shall be at the front-yard setback line;
- (2) Major Streets (as designated in the Development Guidelines): A minimum of



25 percent of the front building face shall be at the front-building setback line.

- (Q) Parking of automobiles, motorhomes, motorcycles, and other such motor vehicles is not permitted in a required front, corner side, side, or rear yard setback areas. See Section 315, Driveways; Visibility.
- (R) See Article 31: Off-Street Parking and Loading Regulations.
- (S) See Article 39: Wireless Communications Facility, satellite Dish and Antenna Standards.
- (T) On frontages designated on the Zoning Map, 50 percent of the first story of that portion of a building facing a street shall consist of opening, clear or tinted glass windows providing views of merchandise displayed, building interiors, or courtyards.

Exceptions: This requirement may be waived by the City Planner with respect to the following building types:

- (1) corner buildings, provided that at least 20 percent of the site facing the street affords views into the building; or
  - (2) architecturally and historically significant buildings.
- (U) Outdoor eating facilities for employees shall be provided for all industrial and office buildings or developments containing more than 10,000 square feet of building area. See Section 3028: Employee Eating Areas.
  - (V) The maximum height of structures may be increased beyond 50 feet with the approval of a use permit.
  - (W) RESERVED
  - (X) See Section 3042: Mixed-Use Plans.

#### **1140 Review of Plans**

All projects shall require development plan review, as per Article 43.