

Chapter 19.24

R-1 – SINGLE-FAMILY RESIDENCE ZONE

Sections:

- 19.24.010 Purpose.
- 19.24.020 Permitted uses.
- 19.24.030 Accessory uses and buildings.
- 19.24.040 Conditional uses.
- 19.24.050 *Repealed.*
- 19.24.060 Height regulations.
- 19.24.070 Area, lot width and yard requirements.
- 19.24.080 Standards for application – R-1-7 zone classification.
- 19.24.090 Standards for application – R-1-5 zone classification.
- 19.24.100 Setbacks – Requirements generally.
- 19.24.110 Frontage requirements.
- 19.24.120 Setbacks – Rear yards – Exceptions permitted when.
- 19.24.130 Floor area per unit.
- 19.24.140 Off-street parking.
- 19.24.150 Performance standards.
- 19.24.160 Fencing requirements.
- 19.24.170 Panhandle lots, flag lots, or lots served by an easement – Requirements and conditions.
- 19.24.180 Floor area ratio.
- 19.24.190 Building additions and remodeling.

19.24.010 Purpose.

The purpose of this zone is to stabilize and protect the residential characteristics of the areas so designated and to promote and encourage a suitable environment for family life. The R-1 zone is basically intended to provide communities primarily for single-family detached homes and the services appurtenant thereto. (Ord. 1212 § 1, 1969; prior code § 33.503(A)).

19.24.020 Permitted uses.

Principal permitted uses in the R-1 zone include:

- A. One single-family dwelling on any lot;
- B. Factory-built home/mobilehome on any lot, subject to the provisions of CVMC 19.58.145 and 19.58.330;
- C. All portions of the dwelling, factory-built home or mobilehome used for living or sleeping purposes shall be attached by common walls;
- D. Large family day care homes, subject to the provisions of CVMC 19.58.147. (Ord. 2260 § 1, 1988; Ord. 2161 § 1, 1986; Ord. 1941 § 1, 1981; Ord. 1212 § 1, 1969; prior code § 33.503(B)).

19.24.030 Accessory uses and buildings.

Accessory uses permitted in the R-1 zone include:

- A. Rooming and boarding of not more than two persons; provided, off-street parking space is available for any automobile owned or operated by any boarder or roomer, in addition to any space required for the principal residents of the dwelling;
- B. Customary incidental home occupations and professional offices, subject to the provisions of CVMC 19.14.490;
- C. The keeping of cats and/or dogs, not to exceed the number permitted by the animal ordinance for each dwelling unit;
- D. Full-time foster homes and small family day care homes, as defined in CVMC 19.04.095 and 19.04.098;
- E. Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the requirements of Chapter 19.58 CVMC;
- F. Satellite dish antennas as per the provisions of CVMC 19.22.030(F);
- G. Temporary tract offices and tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;
- H. Agricultural uses as provided in CVMC 19.16.030;
- I. Satellite dish antennas as per the provisions of CVMC 19.22.030(F);
- J. Large family day care homes, subject to the provisions of CVMC 19.58.147;
- K. Accessory second dwelling units, subject to the provisions of CVMC 19.58.022. (Ord. 2897 § 4, 2003; Ord. 2269 § 5, 1988; Ord. 2160 § 1, 1986; Ord. 2145 § 1, 1986; Ord. 2138 § 1, 1986; Ord. 2124 § 5, 1985; Ord. 2117 § 1, 1985; Ord. 2111 § 4, 1985; Ord. 1575 § 1, 1974; Ord. 1494 § 1, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(C)).

19.24.040 Conditional uses.

Site plan and architectural approval as provided in CVMC 19.14.420 through 19.14.480 shall be required for the following conditional uses in the R-1 zone:

- A. Dwelling groups, subject to the provisions of CVMC 19.58.130;
- B. Electric substations and gas regulators, subject to the provisions of CVMC 19.58.140;
- C. Unclassified uses, see Chapter 19.54 CVMC;
- D. Private, noncommercial, recreational facilities, such as swimming pools, tennis courts, and

clubhouses (for additional provisions, see CVMC 19.58.100 and 19.58.270);

E. Professional offices (for additional provisions, see CVMC 19.58.244). (Ord. 2269 § 6, 1988; Ord. 2260 § 1, 1988; Ord. 2111 § 5, 1985; Ord. 1822 § 1, 1978; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(D)).

19.24.050 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(E)).

19.24.060 Height regulations.

Principal buildings may not exceed two and one-half stories or 28 feet in height; however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or 15 feet in height except as provided in CVMC 19.16.040. The height of a residential structure is

measured from the highest point of the roof line to finished grade. (Ord. 2144 § 3, 1986; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503 (F)).

19.24.070 Area, lot width and yard requirements.

Area, lot width, and yard requirements in the R-1 zone are as follows (see CVMC 19.16.020, 19.16.050, 19.16.060 and 19.16.080 for exceptions and modifications):

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

B. 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	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Setbacks in Feet				
			Front	Exterior Side Yard	One Side 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

C. Existing developed lots of record (May 23, 1989) in the R-1-7 zone which measure less than 60 feet in width at the front setback may maintain the minimum side yards as noted above for the R-1-5 district for replacements or additions which constitute less than 50 percent of the floor area of the existing dwelling. (Ord. 2311 § 1, 1989; Ord. 1356 § 1, 1971; Ord. 1237 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.503(G)).

19.24.080 Standards for application – R-1-7 zone classification.

The R-1-7 zone classification and the minimum dimensions requirement prescribed for said classification shall be considered to be the basic or standard lot size throughout the city; provided, however, that in those areas placed in the R-1-7 classification, if a subdivision map is filed, the minimum lot sizes for 20 percent of the lots created by said subdivision may be reduced to 6,000 square feet, and 10 percent of the lots thus created may be reduced to 5,000 square feet, said lots being subject to those minimum dimensional requirements as set forth hereinabove for such lot areas; provided, that the average lot size of all the lots within the subdivision shall equal a minimum of 7,000 square feet. (Ord. 1500 § 2, 1973; Ord. 1212 § 1, 1969; prior code § 33.503(H)(1)).

19.24.090 Standards for application – R-1-5 zone classification.

The incorporation of any properties into the R-1-5 classification shall be restricted to those areas deemed most appropriate in accordance with the basic principles set forth herein. Particular attention will be given to the character of the topography involved so as to insure the capability of accommodating lots of this size in a manner that would provide appropriate usable level space for each lot. The filing and approval of a final subdivision map will be required prior to any such R-1-5 zoning becoming effective, and in addition, a precise plan may be required as provided in CVMC 19.12.120. Said map should insure that the density of the subdivision will be properly related to that existing or proposed in surrounding areas, and that the development will not be incompatible with sound neighborhood density standards, and further, that public facilities will not be overburdened. Open space should be provided or available in the form of natural canyons, green belts, park areas or such other forms which would contribute to better land use and design and accommodate the recreational needs of families who would be living in

areas designated for 5,000 square foot minimum lot sizes. (Ord. 1212 § 1, 1969; prior code § 33.503(H)(2)).

19.24.100 Setbacks – Requirements generally.

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 in the building line map. Those setback requirements as shown on the adopted building line map of the city 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 10 feet, and no dwelling unit may be constructed closer than three feet to any side property line with the exception of the R-1-5 zone classification which shall maintain a minimum of five feet. Said minimum three-foot dimension shall be measured on a horizontal plane on the level of the foundation of the dwelling unit. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(I)(1)).

19.24.110 Frontage requirements.

Every lot in the R-1 zone having an area between 5,000 square feet and 5,999 square feet shall have a minimum lot frontage upon a dedicated street of 50 feet, and every lot having an area of 6,000 square feet or greater shall have a minimum lot frontage upon a dedicated street of 60 feet, unless such lots front upon an approved easement or private road as provided for in this chapter (see CVMC 19.24.170) or unless such lots have been approved by the planning commission or 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. (Ord. 1868 § 1, 1979; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(I)(2)).

19.24.120 Setbacks – Rear yards – Exceptions permitted when.

In the R-1 zone, single-story structures attached to the main building may be located within 10 feet of the rear property line, but shall not be closer than five feet from any retaining wall or toe of slope and said structure shall not occupy more than 30 percent of the rear yard area. Rear yards that have an elevation difference of six feet or more from the adjoining lot or parcel may reduce said 10 feet one foot for every foot over six feet but not more than

five feet. Two-story portions of the building shall not be closer than the required rear yard setback. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(I)(3)).

19.24.130 Floor area per unit.

Minimum floor area in the R-1 zone shall be as follows:

A. One thousand (1,000) square feet for each dwelling unit containing one bedroom, two bedrooms, or one bedroom and den, family room or any other such room designated for miscellaneous purposes;

B. One thousand two hundred (1,200) square feet for each dwelling unit containing three bedrooms or two bedrooms and den, family room or any other such room designated for miscellaneous purposes;

C. One thousand three hundred (1,300) square feet for each dwelling containing four bedrooms or three bedrooms and den, family room or any other such room designated for miscellaneous purposes, or more.

Exception: Except in the case of the 1,000 square feet dwelling units, an applicant may reduce the above minimums by 200 square feet per unit for 30 percent of the dwellings within an approved subdivision; provided, the average house size within the development conforms to the minimum requirements specified above. (Ord. 1500 § 3, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(J)).

19.24.140 Off-street parking.

The two-car garage requirement applies in the R-1 zone (see CVMC 19.62.170 through 19.62.190 for garage requirements and conversions). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(K)).

19.24.150 Performance standards.

All uses in the R-1 zone may be subject to the initial and continued compliance with the performance standards in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(L)).

19.24.160 Fencing requirements.

See CVMC 19.58.150 for fencing requirements in the R-1 zone. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(M)).

19.24.170 Panhandle lots, flag lots, or lots served by an easement – Requirements and conditions.

Panhandle lots, flag lots, or lots served by an easement shall be provided in the R-1 zone subject to the requirements and conditions of CVMC 19.22.150. (Ord. 1868 § 2, 1979).

19.24.180 Floor area ratio.

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 45 percent of the lot area for single-family dwellings on lots of 7,000 square feet or greater and 50 percent of the lot area or 3,150 square feet, whichever is less, for single-family dwellings on lots of less than 7,000 square feet. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot, but excluding covered patios open on at least two sides and covered porches open on at least one side with a total combined area of 300 square feet or less. For these purposes, an “accessory structure” is defined as any structure which rises four or more feet above finished grade. (Ord. 2559 § 4, 1993; Ord. 2144 § 3, 1986).

19.24.190 Building additions and remodeling.

See CVMC 19.22.170 for limitations to remodeling or additions to existing dwellings. (Ord. 2144 § 3, 1986).

Chapter 19.26

R-2 – ONE- AND TWO-FAMILY RESIDENCE ZONE

Sections:

- 19.26.010 Purpose and requirements generally.
- 19.26.020 Permitted uses.
- 19.26.030 Accessory uses and buildings.
- 19.26.040 Conditional uses.
- 19.26.050 Sign regulations.
- 19.26.060 *Repealed.*
- 19.26.070 Area, lot width and yard requirements – Minimum requirements – Schedule.
- 19.26.080 Area, lot width and yard requirements – Standards for R-2-T and R-2-X classifications.
- 19.26.090 Area, lot width and yard requirements – Setbacks.
- 19.26.100 Floor area per unit – Minimum – Purpose and intent.
- 19.26.110 Floor area per unit – Minimum – Regulatory provisions.
- 19.26.120 Off-street parking – Garages.
- 19.26.130 Fencing requirements.
- 19.26.140 Performance standards.
- 19.26.150 Rear yard setback exceptions.
- 19.26.160 Frontage requirements.
- 19.26.170 Panhandle lots, flag lots, or lots served by an easement – Requirements and conditions.
- 19.26.180 Floor area ratio.
- 19.26.190 Building additions and remodeling.

19.26.010 Purpose and requirements generally.

A. 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.

B. 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 single-family attached dwelling units on two 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.

C. 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, 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. (Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.504 (A)).

19.26.020 Permitted uses.

The following are the principal permitted uses in an R-2 zone:

- A. One single-family dwelling on any lot;
- B. One duplex or two-family dwelling on any lot;
- C. Attached single-family dwelling units;
- D. Dwelling groups, subject to the provisions of CVMC 19.58.140;
- E. Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the requirements of CVMC 19.58.020;
- F. Agricultural uses as provided in CVMC 19.16.030. (Ord. 1494 § 2, 1973; Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; prior code § 33.504 (B)).

19.26.030 Accessory uses and buildings.

The following are the accessory uses permitted in an R-2 zone:

A. The rooming and boarding of not more than two persons per dwelling unit; provided, off-street parking space is available for any automobile owned or operated by any boarder or roomer, in addition to any space required for the principal residents of the dwelling;

B. Customary incidental home occupations, subject to the provisions of CVMC 19.14.490;

C. Temporary tract offices and tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;

D. Full-time foster homes as defined in CVMC 19.04.098;

E. Satellite dish antennas as per the provisions of CVMC 19.22.030(F). (Ord. 2160 § 1, 1986; Ord. 2145 § 1, 1986; Ord. 2124 § 6, 1985; Ord. 2108 § 1, 1985; Ord. 1575 § 1, 1974; Ord. 1542 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.504(C)).

19.26.040 Conditional uses.

Site plan and architectural approval as provided in CVMC 19.14.420 through 19.14.480 shall be required for the following conditional uses in the R-2 zone:

A. Off-street parking areas, subject to the provisions of Chapter 19.62 CVMC;

B. Electrical substations and gas regulators, subject to the provisions of CVMC 19.58.140;

C. Unclassified uses, see Chapter 19.54 CVMC;

D. Small family day care homes, as defined in CVMC 19.04.095, if not operating within a single-

family dwelling;

E. Large family day care homes, as defined in CVMC 19.04.094, within a single-family dwelling. (Ord. 2269 § 7, 1988; Ord. 2237 § 1, 1987; Ord. 2111 § 6, 1985; Ord. 1697 § 1, 1976; Ord. 1542 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(D)).

19.26.050 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1974; Ord. 1212 § 1, 1969; prior code § 33.504(E)).

19.26.060 Height regulations.

Principal buildings may not exceed two and one-half stories or 28 feet in height; however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building height shall exceed one and one-half stories or 15 feet in height except as provided in CVMC 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade. (Ord. 2144 § 4, 1986; Ord. 1212 § 1, 1969; prior code § 33.504(F)).

19.26.070 Area, lot width and yard requirements – Minimum requirements – Schedule.

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 (for exceptions, see CVMC 19.16.020, 19.16.060 and 19.16.080):

Classification	Lot Area (sq. ft.)	Width (ft.)	Setbacks in Feet				
			Front	Exterior Side Yard	One Side 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 (minimum)	60	15	10	5	10	20

*Minimum lot width shall be 30 feet for all lots developed with single-car garages and 40 feet 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 50 percent of the lot.

(Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.504(G)(1)).

19.26.080 Area, lot width and yard requirements – Standards for R-2-T and R-2-X classifications.

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; this 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. (Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.504(G)(2)).

19.26.090 Area, lot width and yard requirements – Setbacks.

(For exceptions, see CVMC 19.16.050.) 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 shall be adhered to in any case where said requirements differ from setbacks established in said schedule. The required 10-foot side yard and 15-foot 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 600 square feet, maximum slope, five percent. Rear yards may be reduced as provided in CVMC 19.26.150. (Ord. 1356 § 1, 1971; Ord. 1238 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.504(G)(3)).

19.26.100 Floor area per unit – Minimum – Purpose and intent.

It is the intent of this section and CVMC 19.26.110 to establish minimum floor areas for dwelling units in the R-2 zone. The purpose of establishing such minimum floor areas is to insure adequate living space for residents in said zones consistent with the health, safety and general welfare of the public, and to encourage new construction which will be aesthetically pleasing and will constitute an enhancement of the economic value of the immediate neighborhood and the entire community. (Ord. 1212 § 1, 1969; prior code § 33.504(H)(1)).

19.26.110 Floor area per unit – Minimum – Regulatory provisions.

The minimum floor area per main dwelling unit in the R-2 zone for any duplex shall be as follows:

A. Six hundred fifty (650) square feet for each dwelling unit containing one bedroom;

B. Eight hundred fifty (850) square feet for each dwelling unit containing two bedrooms, or one bedroom and den, family room or any other such room designated for miscellaneous purposes;

C. One thousand (1,000) square feet for each dwelling unit containing three bedrooms, or two bedrooms and den, family room or any other such room designated for miscellaneous purposes;

D. One thousand one hundred (1,100) square feet for each dwelling unit containing four bedrooms, or three bedrooms and den, family room or any other such room designated for miscellaneous purposes, or more.

The minimum floor area for a single-family residence in the R-2 zone shall be the same as in the R-1 zone. (Ord. 1212 § 1, 1969; prior code § 33.504(H)(2)).

19.26.120 Off-street parking – Garages.

Off-street parking shall be required for all uses, as provided in CVMC 19.62.170 through 19.62.190, except in the R-2-T zone which shall provide parking at a ratio of two spaces per unit with a minimum of 75 percent of the parking to be provided in garages; the remaining 25 percent may be accommodated by parking bays or garages. A minimum of 50 percent of the garages shall be two-car garages, 20 feet by 20 feet, the remaining one-car garages having a minimum floor area of 240 square feet, to provide storage area as well as parking space. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(I)(1)).

19.26.130 Fencing requirements.

Zoning fence shall be provided in the R-2 zone subject to the conditions of CVMC 19.58.150 through 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(I)(2)).

19.26.140 Performance standards.

All uses in the R-2 zone may be subject to initial and continued compliance with the performance standards of Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(J)).

19.26.150 Rear yard setback exceptions.

Single-story structures attached to the main building may be located within 10 feet of the rear

property line, but shall not be closer than five feet from any retaining wall or toe of slope and said structure shall not occupy more than 30 percent of the rear yard area. Rear yards that have an elevation difference of six feet or more from the adjoining lot or parcel may reduce said 10 feet one foot for every foot over six feet, but not more than five feet. Two-story structures shall not be closer than the required rear yard setback. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(K)).

19.26.160 Frontage requirements.

Every lot in the R-2 and R-2-X zones shall have a minimum frontage upon a dedicated street of 60 feet, unless such lot fronts upon an approved easement or private road as provided in this chapter (see CVMC 19.26.170) or unless such lot has been approved by the planning commission or 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. (Ord. 1868 § 2, 1979).

19.26.170 Panhandle lots, flag lots, or lots served by an easement – Requirements and conditions.

Panhandle lots, flag lots, or lots served by an easement shall be provided in the R-2 and R-2-X zones subject to the requirements and conditions of CVMC 19.22.150. (Ord. 1868 § 2, 1979).

19.26.180 Floor area ratio.

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 55 percent of the lot. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot. For these purposes, an “accessory structure” is defined as any structure which rises four or more feet above finished grade. (Ord. 2559 § 5, 1993; Ord. 2144 § 4, 1986).

19.26.190 Building additions and remodeling.

See CVMC 19.22.170 for limitations to remodeling or additions to existing dwellings. (Ord. 2144 § 4, 1986).

Chapter 19.27

MHP – EXCLUSIVE MOBILEHOME PARK ZONE

Sections:

- 19.27.010 Purpose.
- 19.27.020 Permitted uses.
- 19.27.030 Area regulation.
- 19.27.040 Bulk, setbacks, circulation, parking, landscape, environmental, and design criteria.
- 19.27.050 Site plan and architectural approval.
- 19.27.060 Preliminary plan required.

19.27.010 Purpose.

The purpose of the MHP zone is to provide appropriate locations where mobilehome parks may be established, maintained, and protected. The regulations of this zone are designed to promote and encourage an orderly residential environment with appropriate physical amenities, such as open areas, landscaping, and parking. To this end, the regulation permit, through the conditional use permit process, provides for the establishment of mobilehome parks. (Ord. 1845 § 1, 1978).

19.27.020 Permitted uses.

The following are permitted uses in the MHP zone:

- A. Mobilehome parks, subject to the securing of a conditional use permit in each particular case;
- B. Accessory buildings or appurtenant signs. (Ord. 1845 § 1, 1978).

19.27.030 Area regulation.

The minimum area of a mobilehome park site should normally be at least five acres; provided, however, that parks smaller than five acres may be allowed where the planning commission and city council find that a smaller park would protect or enhance the supply of affordable housing and would be compatible with surrounding land use patterns. (Ord. 1919 § 1, 1980).

19.27.040 Bulk, setbacks, circulation, parking, landscape, environmental, and design criteria.

The bulk and size of each mobilehome site, permitted number of mobilehomes per acre, setbacks, circulation, parking, landscaping, environment, and design of all uses proposed for establishment within the MHP zone shall be governed by the criteria embodied in the city’s development policy for

mobilehome parks, as amended, adopted by the city council on April 23, 1974, under Resolution No. 7280. (Ord. 1845 § 1, 1978).

19.27.050 Site plan and architectural approval.

Site plan and architectural approval as provided in CVMC 19.14.420 through 19.14.480 shall be required prior to any development or construction within the MHP zone. (Ord. 1845 § 1, 1978).

19.27.060 Preliminary plan required.

Any application to reclassify land to the MHP zone shall be accompanied by a preliminary development plan showing the boundaries of the proposed mobilehome park site, points of access, density, general on-site circulation and typical size of sites for various mobilehome configurations. (Ord. 1845 § 1, 1978).

Chapter 19.28

R-3 – APARTMENT RESIDENTIAL ZONE

Sections:

- 19.28.010 Purpose.
- 19.28.020 Permitted uses.
- 19.28.030 Accessory uses and buildings.
- 19.28.040 Conditional uses.
- 19.28.050 *Repealed.*
- 19.28.060 Height regulations.
- 19.28.070 Area, lot width and yard requirements.
- 19.28.080 Floor area per unit.
- 19.28.090 Open space requirements.
- 19.28.100 Off-street parking.
- 19.28.110 Performance standards.
- 19.28.120 Off-street parking.
- 19.28.130 Planned unit development procedures.
- 19.28.140 Trash storage areas.
- 19.28.160 Landscaping.
- 19.28.170 Fencing requirements.
- 19.28.180 Design control.
- 19.28.190 Jurisdiction of the design review committee.

19.28.010 Purpose.

The purpose of the R-3 zone is to provide appropriate locations where apartment house neighborhoods of varying degrees of density may be established, maintained, and protected. The regulations of this district are designed to promote and encourage an intensively developed residential environment, with appropriate environmental amenities such as open areas, landscaping and off-street parking. To this end, the regulations permit, in accordance with the respective density districts, multiple dwellings ranging from garden apartments to multi-story apartment houses, and necessary public services and activities subject to proper controls. Also permitted, subject to special control, are certain retail and service activities intended for the convenience and service of the residents of the district. (Ord. 1212 § 1, 1969; prior code § 33.505(A)).

19.28.020 Permitted uses.

Principal permitted uses in the R-3 zone are as follows:

- A. Dwellings, multiple: R-3 zone;
- B. Dwellings, multiple, low-rise: R-3-G zone;
- C. Dwellings, multiple, medium-rise: R-3-M zone;
- D. Dwellings, multiple, high-rise: R-3-H zone;
- E. Dwellings, townhouses: R-3-T zone;
- F. Duplexes;

G. Agricultural uses as provided in CVMC 19.16.030. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(B)).

19.28.030 Accessory uses and buildings.

Accessory uses and buildings in the R-3 zone include:

A. The rooming and boarding of not more than two persons per dwelling unit; provided, off-street parking space is available for automobiles owned and operated by any roomer or boarder, in addition to any space required for the principal residents of the dwelling;

B. Customary incidental home occupations, subject to the provisions of CVMC 19.14.490;

C. Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the requirements of CVMC 19.58.020;

D. Temporary tract offices and tract signs, subject to the provisions of CVMC 19.58.320 and 19.60.470;

E. Full-time foster homes, as defined in CVMC 19.04.098;

F. Satellite dish antennas as per the provisions of CVMC 19.22.030(F). (Ord. 2108 § 1, 1985; Ord. 1697 § 1, 1976; Ord. 1542 § 2, 1974; Ord. 1494 § 3, 1973; Ord. 1356 § 1, 1971; Ord. 1246 § 1, 1969; Ord. 1232 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.505(C)).

19.28.040 Conditional uses.

Site plan and architectural approval as provided in CVMC 19.14.420 through 19.14.480 shall be required for all of the following conditional uses in the R-3 zone:

A. Single-family homes;

B. Boarding or lodgings;

C. Except in R-3-T, day nurseries;

D. Except in R-3-T, incidental services, such as restaurants and retail sales to serve residents; provided, there is no exterior display or advertising and such activities are conducted in spaces which are integral parts of a main building;

E. Commercial parking garages and off-street parking lots, in accordance with the provisions of CVMC 19.62.010 through 19.62.130;

F. Electric substations and gas regulators, subject to the provisions of CVMC 19.58.140;

G. Unclassified uses, see Chapter 19.54 CVMC;

H. Small family day care homes, as defined in CVMC 19.04.095;

I. Private, noncommercial recreational facilities, such as swimming pools, tennis courts, and

clubhouses (for additional provisions, see CVMC 19.58.100 and 19.58.270);

J. Professional offices (for additional provisions, see CVMC 19.58.244);

K. Large family day care homes, as defined in CVMC 19.04.094, within a single-family dwelling. (Ord. 2269 § 8, 1988; Ord. 2111 § 7, 1985; Ord. 2034 § 2, 1983; Ord. 1822 § 2, 1978; Ord. 1697 § 1, 1976; Ord. 1542 § 2, 1974; Ord. 1494 § 3, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(D)).

19.28.050 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 35.505(E)).

19.28.060 Height regulations.

A. Height regulations in the R-3 zone and R-3-M, R-3-T and R-3-G classifications are as follows:

1. No principal building shall exceed either two and one-half stories or 28 feet in height and no accessory building shall exceed either two stories or 25 feet in height, except as provided in CVMC 19.16.040.

2. Principal buildings up to three and one-half stories or 45 feet in height may be approved by the design review committee; provided, it is found that the height, bulk, mass and proportion of all structures is compatible with the site, as well as in scale with structures on adjoining and surrounding properties in the area.

B. Height regulations in the R-3-H zone are as follows: No principal building shall be less than 46 feet or five stories in height and no accessory building shall exceed either two stories or 25 feet in height, except as provided in CVMC 19.16.040. (Ord. 2309A § 3, 1989; Ord. 1689 § 2, 1976; Ord. 1682 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(F)).

19.28.070 Area, lot width and yard requirements.

A. The following minimum area, lot width and yard requirements shall be observed, except as provided in CVMC 19.16.020 and 19.16.080, and as modified for conditional uses. The minimum requirements shall be designated on the zoning map.

District Classification	Building Site (sq. ft.)	Site Width (ft.)	Area per Dwelling (sq. ft.)	Setbacks in Feet				
				Front (3)	Exterior Side Yard	One Interior Side Yard	Both Interior Side Yards	Rear
R-3	7,000	65	1,350(4)	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-M	7,000	65	2,000(4)	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-T	2,000	22	2,000	15(1)	10(1)	0	0	20
R-3-G	7,000	65	2,500	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-H	10,000	80	800	15(1)	10(1)	20(2)	50(2)	20(2)
R-3-L	7,000	65	3,500	15(1)	10(1)	5(2)	10(2)	15(2)

The following are exceptions to the above chart:

(1) 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.

(2) Side and rear yards: Side and rear yard requirements shall be increased an additional two feet for 25-foot-high structures (this dimension shall include the roof), and shall be increased at the rate of two feet for each story above 25 feet. Exception: When adjacent to an R-1, R-E or R-2 zone, the side yard setback shall be increased to 15 feet for any structure over one story or 15 feet in height, with an additional two-foot setback required for each story above 25 feet in height. In those cases where the rear yard abuts an R-3, commercial or industrial zone, the design review committee may grant up to a 10-foot reduction in the rear yard setback; provided, it is found that the affected open space has been transferred to a more beneficial location on the lot.

(3) A front yard of 25 feet 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 15 feet in height shall be permitted within said required front yard exclusive of the front 15 feet 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 for each story in excess of three stories.

(4) The net residential density permitted under the “Area per Dwelling” column of this section’s table is maximum. On lots containing less than 15,000 square feet, the net area required for each dwelling unit established within the R-3 and R-3-M zones shall also be governed by the standards contained within the following table:

Area requirements per dwelling unit based upon lot area and the number of bedrooms per dwelling unit

REQUIRED AREA PER DWELLING UNIT (Square feet)								
Lot Area (sq. ft.)	Studio and One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom or more	
	R-3	R-3-M	R-3	R-3-M	R-3	R-3-M	R-3	R-3-M
15,000 or more	1,350	2,000	1,430	2,080	1,510	2,160	1,590	2,240
10,000 to 14,999	1,500	2,200	1,580	2,280	1,660	2,360	1,740	2,440
7,000 to 9,999	1,700	2,500	1,780	2,580	1,860	2,660	1,940	2,740
Less than 7,000	2,000	3,000	2,080	3,040	2,160	3,120	2,240	3,200

B. In the R-3, R-3-M, R-3-T, R-3-G, and R-3-L zones, coverage shall not exceed 50 percent of the area of the site. In the R-3-H zone, coverage shall not exceed 25 percent of the site. (Ord. 2309A § 2, 1989; Ord. 1760 § 1, 1977; Ord. 1682 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1258 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.505(G)).

19.28.080 Floor area per unit.

The minimum floor area per dwelling unit in the R-3 zone shall be as follows:

- A. Four hundred (400) square feet for each efficiency dwelling unit;
- B. Five hundred (500) square feet for each dwelling unit having one bedroom;
- C. Six hundred fifty (650) square feet for each dwelling unit having two bedrooms;
- D. Seven hundred fifty (750) square feet for each dwelling unit having three bedrooms; an additional 100 square feet is required for each additional bedroom exceeding three. (Ord. 1212 § 1, 1969; prior code § 33.505(H)).

19.28.090 Open space requirements.

A. The following usable open space shall be required in the R-3 zone:

District Classification	Open Space per Dwelling Unit
R-3-H	200 sq. ft.
R-3	400 sq. ft.
R-3-T	300 sq. ft.
R-3-M	500 sq. ft.
R-3-G	600 sq. ft.
R-3-L	600 sq. ft.

B. The required usable open space per dwelling unit specified above shall be increased for each dwelling unit in a multiple-family dwelling which contains more than two bedrooms, at the rate of 20 percent for each bedroom over two.

C. Open space areas shall be any portion of a lot which has a minimum dimension of six feet, and not less than 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 a required open space:

- 1. Private balconies and patios;
- 2. Roof areas designed and equipped to accommodate recreational and leisure activities;
- 3. Recreation rooms.

D. The following areas shall not contribute to required open space:

- 1. Driveways and parking areas;

- 2. Refuse storage areas;
- 3. Clothes-drying areas. (Ord. 1682 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(I)).

19.28.100 Off-street parking.

Covered or enclosed parking for residential development in the R-3 zone may be located in required side and rear yards, with the exception of the exterior side yard. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(J)).

19.28.110 Performance standards.

All uses in the R-3 zone may be subject to initial and continued compliance with the performance standards of Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505 (K)).

19.28.120 Off-street parking.

Off-street parking is required in the R-3 zone for all uses as provided in CVMC 19.62.010 through 19.62.130. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(L)(1)).

19.28.130 Planned unit development procedures.

Planned unit development procedures for the R-3 zone, as set forth in CVMC 19.56.130 through 19.56.200, shall be utilized together with rezoning for any new R-3-T district. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(L)(2)).

19.28.140 Trash storage areas.

Trash storage areas shall be provided in the R-3 zone in accordance with CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(L)(3)).

19.28.160 Landscaping.

All landscaping in the R-3 zone shall conform to the requirements as specified in the landscaping manual of the city and as approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(L)(5)).

19.28.170 Fencing requirements.

Zoning fence in the R-3 zone shall be subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(L)(6)).

19.28.180 Design control.

The exterior design and arrangement of all residential uses and structures proposed for establishment, location, expansion or alteration in the R-3 zone shall be governed by the goal, general objectives, statements of policy and principles, and standards of the design manual of the city. (Ord. 1771 § 2, 1977).

19.28.190 Jurisdiction of the design review committee.

The design manual of the city shall be effectuated and administered by the design review committee, established and governed by CVMC 19.14.581 through 19.14.589. (Ord. 1771 § 2, 1977).

Chapter 19.30**C-O – ADMINISTRATIVE AND PROFESSIONAL OFFICE ZONE**

Sections:

- 19.30.010 Purpose.
- 19.30.020 Permitted uses.
- 19.30.030 Accessory uses and buildings.
- 19.30.040 Conditional uses.
- 19.30.050 *Repealed.*
- 19.30.060 Height regulations.
- 19.30.070 Area, lot width and yard requirements.
- 19.30.080 Off-street parking.
- 19.30.090 Parking and loading facilities.
- 19.30.100 Nonresidential uses in residential structures.
- 19.30.110 Site plan and architectural approval.
- 19.30.120 Outdoor storage.
- 19.30.130 Trash storage areas.
- 19.30.140 Wall requirements.
- 19.30.150 Landscaping.
- 19.30.160 Performance standards.

19.30.010 Purpose.

The purpose of the C-O zone is to provide appropriate locations where professional and administrative office zones may be established, maintained and protected. The regulations of this district are designed to promote a quiet and dignified environment for business administration, professional and government activities, free from the congestion and traffic of the usual retail business district. To this end, the regulations permit office buildings and medical and financial facilities; appropriate commercial facilities primarily for the service of the occupants of the district are permitted subject to special controls. The intensity of development of such a district is intended to reflect its environmental setting with building height and coverage generally similar to and harmonious with those of neighboring districts. (Ord. 1212 § 1, 1969; prior code § 33.506(A)).

19.30.020 Permitted uses.

Principal permitted uses in the C-O zone are as follows:

- A. Medical and dental offices and clinics and medical, optical and dental laboratories, not including the manufacture of pharmaceutical or other products for general sale or distribution;
- B. Administrative and executive offices;
- C. Professional offices, for lawyers, engineers, and architects;

D. Financial offices, including banks, and real estate and other general business offices;

E. Any other office use which is determined by the commission to be of the same general character as the above-permitted uses;

F. Agricultural uses as provided in CVMC 19.16.030;

G. Prescription pharmacies (see CVMC 19.04.188 for definition). (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(B)).

19.30.030 Accessory uses and buildings.

Accessory uses in the C-O zone are as follows:

A. Incidental services and incidental uses, such as restaurants, prescription pharmacies, and retail sales to serve occupants and patrons of the permitted uses, when conducted and entered from within the building; provided, there is no display or advertising visible from the public street;

B. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities (see CVMC 19.58.020);

C. A satellite dish antenna may be located in a commercial district when it complies with the provisions of the standards in CVMC 19.22.030(F)(1) through (9). In addition, nonconforming satellite dishes shall be amortized as per CVMC 19.22.030(F)(11). (Ord. 2138 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(C)).

19.30.040 Conditional uses.

Conditional uses permitted in the C-O zone include:

A. R-3 residential uses, as regulated therein;

B. Public and quasi-public uses appropriate to the district, such as professional, business and technical schools of a public service type, but not including corporation yards, storage or repair yards and warehouses;

C. Day nurseries, schools and studios for arts and crafts and photography, music, dance and art galleries, in accordance with the provisions of CVMC 19.58.220;

D. Commercial parking lots and parking garages, in accordance with the provisions of CVMC 19.62.010 through 19.62.130;

E. Radio and television broadcasting, excluding towers;

F. Restaurants;

G. Electric substations and gas regulators, subject to the provisions of CVMC 19.58.140;

H. Plant nurseries and the sale of related hardware items; provided, they are clearly incidental

and secondary to the plant nursery. Plant nurseries shall be allowed only on the peripheral areas of the C-O zone, so as not to disrupt the continuity of the professional and administrative office land uses;

I. Unclassified uses, see Chapter 19.54 CVMC;

J. Roof-mounted satellite dishes, subject to the following standards or conditions:

1. These dishes shall be screened, using appropriate matching architectural materials or parapet walls;

2. Dishes shall be of a neutral color, matching the building or as otherwise approved by the city;

3. A building permit shall be required;

4. No advertising material shall be allowed on the satellite dish antenna. Satellite dish antennas containing advertising material shall be considered a sign;

K. Recycling collection centers, subject to the provisions of CVMC 19.58.345. (Ord. 2252 § 4, 1988; Ord. 2233 § 4, 1987; Ord. 2108 § 1, 1985; Ord. 1889 § 1, 1980; Ord. 1494 § 5, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(D)).

19.30.050 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 5, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(E)).

19.30.060 Height regulations.

No principal building shall exceed three and one-half stories or 45 feet in height, and no accessory building shall exceed one and one-half stories or 15 feet in height, except as provided in CVMC 19.16.040. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(F)).

19.30.070 Area, lot width and yard requirements.

The following minimum area, lot width and yard requirements shall be observed in the C-O zone, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080, and where increased for conditional uses:

Lot Area* (sq. ft.)	Setbacks in Feet		
	Front and Exterior Side Yards	Side	Rear
7,000	10	None, except when abutting any R zone, then not less than five feet	Zero feet, except when abutting any R district or alley, then not less than 10 feet minimum from the alley or rear property line

*See CVMC 19.16.070 for lot area.

(Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(G)).

19.30.080 Off-street parking.

Off-street parking is required for all uses in the C-O zone, as provided in CVMC 19.62.010 through 19.62.130. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(1)).

19.30.090 Parking and loading facilities.

In any C-O district directly across a street or thoroughfare (excluding a freeway) from any R district, parking and loading facilities shall be distant at least 10 feet from said street and said setback shall be permanently landscaped. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(2)).

19.30.100 Nonresidential uses in residential structures.

Nonresidential uses permitted in this zone shall be located in buildings designed for nonresidential uses; except, that such uses may be located in existing residential structures existing at the time of the adoption of the ordinance codified in this title, remodeled for said use and subject to site plan approval by the planning commission. Such buildings may be enlarged, providing that all provisions of this title are complied with. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(3)).

19.30.110 Site plan and architectural approval.

Site plan and architectural approval is required for all uses in the C-O zone, as required in CVMC 19.14.420 through 19.14.480. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(4)).

19.30.120 Outdoor storage.

Outdoor storage of merchandise, material or equipment shall be permitted in the C-O zone only when incidental to permitted or accessory uses located on the same premises; and provided, that:

A. Storage area shall be completely enclosed by walls, fences or buildings and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment to a height greater than that of any enclosing wall, fence or building shall be permitted. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(5)).

19.30.130 Trash storage areas.

Trash storage areas in the C-O zone are subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(6)).

19.30.140 Wall requirements.

Zoning walls shall be provided, subject to the conditions of CVMC 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(7)).

19.30.150 Landscaping.

All landscaping in the C-O zone shall conform to the requirements as specified in the landscape manual 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 in height or a masonry wall of three and one-half feet in height. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(8)).

19.30.160 Performance standards.

All uses in the C-O zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.506(H)(8)).

Chapter 19.32

C-B – CENTRAL BUSINESS ZONE

Sections:

- 19.32.010 Purpose.
- 19.32.020 Permitted uses.
- 19.32.030 Conditional uses.
- 19.32.040 Accessory uses and buildings.
- 19.32.050 *Repealed.*
- 19.32.060 Height regulations.
- 19.32.070 Area, lot coverage and yard requirements.
- 19.32.080 Enclosures required for all uses – Exceptions.
- 19.32.090 Setbacks from residential zone – Landscaping required.
- 19.32.100 Site plan and architectural approval required when.
- 19.32.110 Off-street parking and loading facilities.
- 19.32.120 Landscaping.
- 19.32.130 Trash storage areas.
- 19.32.140 Wall requirements.
- 19.32.150 Performance standards.

19.32.010 Purpose.

The purpose of the C-B zone is to stabilize, improve and protect the commercial pedestrian characteristics of the central business area of the community and to provide for the orderly growth of new central business commercial development in the area designated for said district in the general plan. The regulations of this zone are designed to encourage all uses to be of a retail commercial nature. (Ord. 1212 § 1, 1969; prior code § 33.507(A)).

19.32.020 Permitted uses.

Principal permitted uses in the C-B zone are as follows:

- A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community, such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises;
- B. Restaurants, cocktail lounges and nightclubs (dance floors, subject to the provisions of CVMC 19.58.115 and Chapter 5.26 CVMC);
- C. Business and technical schools, including photography, art, music and dance;
- D. Cleaning agencies (limited dry cleaning only);

E. Bona fide antique shops, but not including secondhand or junk stores;

F. Laundry (coin-operated and pick-up agencies);

G. Cabinet shops; electrical (small appliance), plumbing and heating shops; and printing and publishing or lithographic shops;

H. Blueprinting and photocopying;

I. Hotels and motels, subject to the provisions of CVMC 19.58.210;

J. Any other retail business or service establishment which the commission finds to be consistent with the purposes of this title and which will not impair the present or potential use of adjacent properties;

K. Parking garages and lots, operating independently from any retail sales, in accordance with the provisions of CVMC 19.58.230;

L. Agricultural uses as provided in CVMC 19.16.030. (Ord. 2273 § 4, 1988; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507 (B)).

19.32.030 Conditional uses.

Conditional uses in the C-B zone include:

- A. Automobile rental agencies;
- B. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;
- C. Social and fraternal organizations, subject to the provisions of CVMC 19.58.100;
- D. Theaters;
- E. Bowling alleys, dancehalls, roller skating rinks and plant nurseries, subject to the provisions of CVMC 19.58.040;
- F. Furniture upholstering shops;
- G. R-3 residential uses above the ground floor as regulated in the R-3 zoning district; provided, that R-3 yard requirements may be modified where appropriate;
- H. Building height in excess of three and one-half stories when adjacent to any R or C-O zone;
- I. Knitting and weaving shops;
- J. Unclassified uses, see Chapter 19.54 CVMC;
- K. Automobile service stations, subject to the provisions of CVMC 19.58.280;
- L. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;
- M. Recycling collection centers, subject to the provisions of CVMC 19.58.345. (Ord. 2252 § 3, 1988; Ord. 2233 § 3, 1987; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(C)).

19.32.040 Accessory uses and buildings.

All accessory uses and buildings customarily appurtenant to a permitted use are permitted in the C-B zone. (See CVMC 19.58.020.) A satellite dish antenna may be located in a commercial district when it complies with the provisions of standards in CVMC 19.22.030(F)(1) through (9). (Ord. 2108, § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(D)).

19.32.050 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 6, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1267 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.507(E)).

19.32.060 Height regulations.

None, except that no building shall exceed three and one-half stories or 45 feet in height when located adjacent to any C-O or residential zone except as provided in CVMC 19.32.030(H) and 19.16.040. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(F)).

19.32.070 Area, lot coverage and yard requirements.

The following area, lot coverage and yard requirements shall be observed, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080, and where increased for conditional uses:

Lot Area* (sq. ft.)	Yards in Feet		
	Front and Exterior Side Yards	Side	Rear
2,500	0*	Zero feet, except when abutting an R district, then not less than 15 feet	Zero feet, except when abutting any R district, then not less than required for said R district or 10 feet minimum from the alley
*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.			

(Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(G)).

19.32.080 Enclosures required for all uses – Exceptions.

All uses in the C-B zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC 19.58.370. (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.507(H)(1)).

19.32.090 Setbacks from residential zone – Landscaping required.

In any C-B zone directly across a street or thoroughfare (excluding a freeway) from any R district, the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street and said space permanently landscaped with no parking allowed within this area. (Ord. 1212 § 1, 1969; prior code § 33.507(H)(2)).

19.32.100 Site plan and architectural approval required when.

Site plan and architectural approval is required for all uses in the C-B zone as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1212 § 1, 1969; prior code § 33.507(H)(3)).

19.32.110 Off-street parking and loading facilities.

Off-street parking and loading facilities are required for all uses in the C-B zone, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(H)(4)).

19.32.120 Landscaping.

All landscaping in the C-B zone shall conform to the requirements as specified in the landscaping manual of the city and as approved by the planning director. (Ord. 1212 § 1, 1969; prior code § 33.507(H)(5)).

19.32.130 Trash storage areas.

Trash storage areas in the C-B zone are subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(H)(6)).

19.32.140 Wall requirements.

Zoning walls shall be provided in the C-B zone subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(H)(7)).

19.32.150 Performance standards.

All uses in the C-B zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.507(I)).

Chapter 19.34**C-N – NEIGHBORHOOD
COMMERCIAL ZONE**

Sections:

- 19.34.010 Purpose and intent.
- 19.34.020 Permitted uses.
- 19.34.030 Conditional uses.
- 19.34.040 *Repealed.*
- 19.34.050 Height requirements.
- 19.34.060 Area, lot width and yard requirements.
- 19.34.070 Additional conditions and requirements.
- 19.34.080 Enclosures required for all uses – Exceptions.
- 19.34.090 Restrictions on sales of goods.
- 19.34.100 Site plan and architectural approval required.
- 19.34.110 Off-street parking and loading facilities.
- 19.34.120 Employee activity restrictions.
- 19.34.130 Market analysis required when.
- 19.34.140 Curb cuts and internal traffic circulation – Approval required.
- 19.34.150 Shopping centers – Presentation as planned development required.
- 19.34.160 Design of buildings.
- 19.34.170 Hours for conducting business.
- 19.34.180 Evidence of certain compliance required annually.
- 19.34.190 Trash storage areas.
- 19.34.200 Wall requirements.
- 19.34.210 Landscaping.
- 19.34.220 Prohibited uses.
- 19.34.230 Existing nonconforming shopping centers – Conformance with rules and regulations required when – Time limit.
- 19.34.240 Performance standards.

19.34.010 Purpose and intent.

The purpose of this chapter is to provide a shopping center for convenience shopping in a residential neighborhood where analysis of residential population demonstrates that such facilities are necessary and desirable. C-N zoning shall be applied to property having a minimum area of three acres and a maximum area of eight acres. It is the intent of the city council to insure that the character of the C-N zone will be compatible with and will complement the surrounding residential area. Therefore, parking areas must be landscaped as required herein, in order to relieve the barren

appearance which most parking lots possess. It is further the intent of this chapter to prescribe the number, type, size and design of all signs to protect the general welfare of the surrounding residential property owners and of the merchants and property owners within the shopping center by avoiding wasteful and costly competition among sign users resulting from the uncontrolled use of signs. (Ord. 1212 § 1, 1969; prior code § 33.508(A)).

19.34.020 Permitted uses.

The following are the principal permitted uses in a C-N district:

- A. Grocery, fruit or vegetable store;
- B. Bakery;
- C. Drugstore;
- D. Barbershop and beauty shop;
- E. Clothes-cleaning pickup agency with incidental pressing;
- F. Business or professional office;
- G. 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;
- H. Commercial parking lot for passenger vehicles, subject to the requirements of CVMC 19.62.010 through 19.62.130;
- I. Coin-operated laundry, with maximum capacity washing units of 20 pounds and comparable drying equipment, and clothes-cleaning agency;
- J. 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;
- K. Accessory uses and buildings customarily appurtenant to a permitted use, such as incidental storage facilities and satellite dish antennas, in accordance with the provisions of CVMC 19.22.030 (F)(1) through (9);
- L. Agricultural uses as provided in CVMC 19.16.030. (Ord. 2526 § 2, 1992; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(B)).

19.34.030 Conditional uses.

The following uses shall be permitted in the C-N zone; provided, a conditional use permit is issued in accordance with the provisions of CVMC 19.14.060 through 19.14.130:

- A. Automobile service stations, in accordance with the provisions of CVMC 19.58.280;

- B. Sale of beer or other alcoholic beverages for consumption on the premises only where the sale is incidental with the sale of food;

- C. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;

- D. Unclassified uses, see Chapter 19.54 CVMC;

- E. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

- F. Recycling collection centers, subject to the provisions of CVMC 19.58.345;

- G. Automated, drive-through car washes, in accordance with the provisions of CVMC 19.58.060;

- H. Establishments contained in the list of permitted uses above, but which include the sale of alcoholic beverages for off-site use or consumption, including any new facilities and any facilities which expand the area devoted to alcohol sales or which require the issuance of a type of alcoholic beverage license by the State Alcohol Beverage Control different from the license previously held, in accordance with the procedures in CVMC 19.14.030;

- I. Liquor store (package, off-sale only), in accordance with the procedures in CVMC 19.14.030;

- J. Drive-through restaurants, those fast food facilities offering drive-through lanes in which food is both ordered and picked up from the vehicle, and taken off-site for consumption; but not including "drive-in" restaurants, those at which food is ordered from and consumed in the parked car on the premises. (Ord. 2715 § 3, 1998; Ord. 2560 § 3, 1993; Ord. 2552 § 1, 1993; Ord. 2526 § 3, 1992; Ord. 2491 § 2, 1992; Ord. 2252 § 2, 1988; Ord. 2233 § 2, 1987; Ord. 2152 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1571 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(C)).

19.34.040 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 7, 1989; Ord. 1734 § 1, 1977; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1275 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.508(D)).

19.34.050 Height requirements.

No principal building shall exceed two and one-half stories or 35 feet in height, and no accessory building shall exceed one and one-half stories or 15 feet in height, except as provided in CVMC 19.16.040. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(E)).

19.34.060 Area, lot width and yard requirements.

The following minimum lot area and yard requirements shall be observed in the C-N zone, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080, and where increased for conditional uses:

Lot Area* (sq. ft.)	Setbacks in Feet		
	Front and Exterior Side Yards	Side	Rear
5,000	15 feet* for buildings Zero feet for signs	None, except when abutting an R district, then not less than 15 feet	None, except when abutting an R district, then not less than 15 feet; provided, however, that where such yard is contiguous and parallel with an alley, one-half the width of such alley shall be assumed to be a portion 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.			

(Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(F)).

19.34.070 Additional conditions and requirements.

The following additional conditions set forth in CVMC 19.34.080 through 19.34.210 shall apply in a C-N zone. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(G)).

19.34.080 Enclosures required for all uses – Exceptions.

Except as otherwise provided, all uses in a C-N zone shall be conducted wholly within a completely enclosed building except for service stations, as stipulated in their conditional use permit, nurseries, and off-street parking and loading facilities and sidewalk cafes. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(1)).

19.34.090 Restrictions on sales of goods.

In a C-N zone, goods for sale shall consist primarily of new merchandise and shall be sold at retail on the premises. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(2)).

19.34.100 Site plan and architectural approval required.

Site plan and architectural approval is required for all uses in a C-N zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(3)).

19.34.110 Off-street parking and loading facilities.

Off-street loading and parking is required for all uses in a C-N zone, as provided in CVMC

19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(G)(4)).

19.34.120 Employee activity restrictions.

The number of employees in any business establishment in a C-N zone shall be limited to those necessary for the conduct of the on-site business and no person shall be engaged in the activity of processing, fabricating or repairing goods for delivery or sale at other locations. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(5)).

19.34.130 Market analysis required when.

A market analysis showing demand for new or additional C-N facilities shall be submitted together with any application for rezoning of a new C-N district, or extension by one acre or more of any existing C-N district. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(6)).

19.34.140 Curb cuts and internal traffic circulation – Approval required.

All curb cuts and internal traffic circulation for ingress and egress shall be approved by the planning commission subject to a recommendation from the city traffic engineer. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(7)).

19.34.150 Shopping centers – Presentation as planned development required.

Shopping centers proposed to be located in a C-N zone shall be presented as a planned development; each unit shall then proceed in accordance

with the approved planned development. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(8)).

19.34.160 Design of buildings.

All buildings in a C-N zone shall be designed so as to be compatible with surrounding neighborhood; and the general character of the development shall continue and promote the established theme of the community. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(9)).

19.34.170 Hours for conducting business.

No business shall be open in a C-N zone between the hours of 11:00 p.m. and 7:00 a.m., unless specifically approved by the planning commission. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(10)).

19.34.180 Evidence of certain compliance required annually.

Each year, prior to issuing a business license or the renewal of a business license, establishments within the neighborhood shopping center shall present evidence of compliance with the requirements of this title, particularly in regard to the nature of the business as set forth in CVMC 19.34.090 and 19.34.120. (Ord. 1212 § 1, 1969; prior code § 33.508(G)(11)).

19.34.190 Trash storage areas.

Trash storage areas in the C-N zone are subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(G)(12)).

19.34.200 Wall requirements.

Zoning walls shall be provided in the C-N zone subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(G)(13)).

19.34.210 Landscaping.

The site shall be landscaped in conformance with the landscape manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(G)(14)).

19.34.220 Prohibited uses.

Uses expressly prohibited in a C-N zone include:

A. Residential uses;

B. Any combination of residential and nonresidential uses on a lot, parcel of land, or in any structure thereon;

C. Industrial uses;

D. Public address systems and/or loudspeakers outside of any building. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(H)).

19.34.230 Existing nonconforming shopping centers – Conformance with rules and regulations required when – Time limit.

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 year of the date of such notification. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(I)).

19.34.240 Performance standards.

All uses in a C-N zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(J)).

Chapter 19.36

C-C – CENTRAL COMMERCIAL ZONE

Sections:

- 19.36.010 Purpose.
- 19.36.020 Permitted uses.
- 19.36.030 Conditional uses.
- 19.36.040 *Repealed.*
- 19.36.050 Height regulations.
- 19.36.060 Area, lot coverage and yard requirements.
- 19.36.070 Enclosures required for all uses – Exceptions.
- 19.36.080 Setbacks from residential zone – Landscaping required.
- 19.36.090 Landscaping.
- 19.36.100 Employee activity restrictions.
- 19.36.110 Site plan and architectural approval required.
- 19.36.120 Off-street parking and loading facilities.
- 19.36.130 Trash storage areas.
- 19.36.140 Outdoor storage.
- 19.36.150 Wall requirements.
- 19.36.160 Performance standards.

19.36.010 Purpose.

The purpose of the C-C zone is to stabilize, improve and protect the commercial characteristics of the major community business centers. The C-C zone designation shall only be applied in the general location of such centers as designated in the Chula Vista general plan. (Ord. 1212 § 1, 1969; prior code § 33.509(A)).

19.36.020 Permitted uses.

Principal permitted uses in the C-C zone are as follows:

- A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community such as department stores, specialty shops, banks, business offices, and other financial institutions and personal service enterprises;
- B. Restaurants, cocktail lounges and night clubs (dance floors subject to the provisions of CVMC 19.58.115 and Chapter 5.26 CVMC);
- C. Bona fide antique shops, but not including secondhand stores or junk stores;
- D. Parking structures and off-street parking lots, subject to the provisions of CVMC 19.58.230;

E. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;

F. Any other retail business or service establishment which the commission finds to be consistent with the purpose of this title and which will not impair the present or potential use of adjacent properties;

G. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC 19.20.030(F)(1) through (9);

H. Agricultural uses as provided in CVMC 19.16.030. (Ord. 2273 § 5, 1988; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(B)).

19.36.030 Conditional uses.

Conditional uses in the C-C zone include:

- A. Car washes, subject to the provisions of CVMC 19.58.060;
- B. Skating rinks, subject to the conditions of CVMC 19.58.040;
- C. Signs in excess of maximum as established in CVMC 19.60.540;
- D. Automobile rental and towing services;
- E. Billiard parlors;
- F. Bowling alleys, subject to the provisions of CVMC 19.58.040;
- G. Social and fraternal organizations (non-profit), subject to the provisions of CVMC 19.58.100;
- H. Trailer rentals;
- I. Veterinarian clinics, subject to the provisions of CVMC 19.58.050;
- J. Unclassified uses, see Chapter 19.54 CVMC;
- K. Automobile service stations, subject to the provisions of CVMC 19.58.280, and automobile maintenance and repair (minor);
- L. Cardrooms;
- M. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;
- N. Recycling collection centers, subject to the provisions of CVMC 19.58.345;
- O. Mixed commercial-residential projects, subject to the provisions of CVMC 19.58.205. (Ord. 2633 § 4, 1995; Ord. 2295 § 1, 1989; Ord. 2252 § 5, 1988; Ord. 2233 § 5, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 2, 1986; Ord. 2108 § 1, 1985; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1571 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(C)).

19.36.040 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 8, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1295 § 1, 1970; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(D)).

19.36.050 Height regulations.

None, except that no building shall exceed three and one-half stories or 45 feet in height when located adjacent to any C-O or residential zone.

(Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(E)).

19.36.060 Area, lot coverage and yard requirements.

The following minimum area, lot coverage and yard requirements shall be observed in the C-C zone, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080 and where increased for conditional uses:

Lot Area* (sq. ft.)	Setbacks in Feet		
	Front and Exterior* Side Yards	Side	Rear
5,000	25 feet	None, except when abutting an R district, then not less than 15 feet	None, except when abutting an R district, then not less than required for said R district

*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.

(Ord. 1356 § 1, 1971; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.509(F)).

19.36.070 Enclosures required for all uses – Exceptions.

All uses in the C-C zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC 19.58.370. (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.509(G)(1)).

19.36.080 Setbacks from residential zone – Landscaping required.

In any C-C zone directly across a street or thoroughfare (excluding a freeway) from any R district, the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street and said space permanently landscaped. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(2)).

19.36.090 Landscaping.

The site shall be landscaped in conformance with the landscaping manual of the city and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(3)).

19.36.100 Employee activity restrictions.

In the C-C zone, not more than five persons shall be engaged in the fabrication, repair and other processing of goods in any establishment, except when permitted by conditional use permit. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(4)).

19.36.110 Site plan and architectural approval required.

Site plan and architectural approval is required for all uses in the C-C zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(5)).

19.36.120 Off-street parking and loading facilities.

Off-street parking and loading facilities are required for all uses in the C-C zone, as provided in 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(6)).

19.36.130 Trash storage areas.

Trash storage areas shall be provided in the C-C zone, subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(7)).

19.36.140 Outdoor storage.

Outdoor storage of merchandise, material or equipment shall be permitted in the C-C zone only when incidental to a permitted or accessory use located on the premises; and provided, that:

A. Storage area shall be completely enclosed by walls, fences, or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.509(G)(8)).

19.36.150 Wall requirements.

Zoning walls shall be provided in the C-C zone subject to the conditions in CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(G)(9)).

19.36.160 Performance standards.

All uses in the C-C zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(H)).

Chapter 19.38**C-V – VISITOR COMMERCIAL ZONE**

Sections:

- 19.38.010 Purpose.
- 19.38.020 Permitted uses.
- 19.38.030 Conditional uses.
- 19.38.040 *Repealed.*
- 19.38.050 Height regulations.
- 19.38.060 Area, lot coverage and yard requirements.
- 19.38.070 Setbacks from residential zone – Parking and loading facilities.
- 19.38.080 Landscaping.
- 19.38.090 Site plan and architectural approval.
- 19.38.100 Off-street parking and loading facilities.
- 19.38.110 Enclosures required for all uses – Exceptions.
- 19.38.120 Outdoor storage.
- 19.38.130 Wall requirements.
- 19.38.140 Trash storage areas.
- 19.38.150 Performance standards.

19.38.010 Purpose.

The purpose of the C-V zone is to provide for areas in appropriate locations where centers providing for the needs of tourists and travelers may be established, maintained and protected. The regulations of this zone are designed to encourage the provision of transient housing facilities, restaurants, service stations and other activities providing for the convenience, welfare or entertainment of the traveler. (Ord. 1212 § 1, 1969; prior code § 33.510).

19.38.020 Permitted uses.

Principal permitted uses in the C-V zone are as follows:

- A. Hotels, motels and motor hotels, subject to the provisions of CVMC 19.58.210, 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;
- B. Restaurants with a cocktail lounge as an integral part;
- C. Art galleries;
- D. Handicraft shops and workshops;
- E. Bona fide antique shops, but not including secondhand stores or junk stores;
- F. Theaters;

G. Any other establishments serving visitors determined by the commission to be of the same general character as the above-permitted uses;

H. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC 19.22.030(F)(1) through (9) and (11) through (13);

I. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;

J. Agricultural uses as provided in CVMC 19.16.030. (Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(B)).

19.38.030 Conditional uses.

The following uses may be permitted in the C-V zone, subject to the issuance of a conditional use permit subject to the findings set forth in CVMC 19.14.080:

A. Car washes, subject to the provisions of CVMC 19.58.060;

B. Automobile service stations and towing services, subject to the provisions of CVMC 19.58.280;

C. Bait and tackle shops, including marine sales, supplies and rentals;

D. Bars or night clubs (dance floors subject to the provisions of CVMC 19.58.115 and Chapter 5.26 CVMC);

E. Commercial parking lots and parking garages, subject to the provisions of CVMC 19.62.010 through 19.62.130;

F. Commercial recreation facilities, subject to the conditions of CVMC 19.58.040, as follows:

1. Bowling alley,
2. Miniature golf course,

3. Billiard hall,

4. Skating rink;

G. Public stables, subject to the provisions of CVMC 19.58.310;

H. Artists' supply and materials stores;

I. Clothing sales (new);

J. Unclassified uses, see Chapter 19.54 CVMC;

K. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

L. Recycling collection centers, subject to the provisions of CVMC 19.58.345. (Ord. 2273 § 6, 1988; Ord. 2252 § 6, 1988; Ord. 2233 § 6, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(C)).

19.38.040 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 9, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(D)).

19.38.050 Height regulations.

No building or structure shall exceed three and one-half stories or 45 feet in height except as provided in CVMC 19.16.040; provided, however, that said limitation may be adjusted by conditional use permit. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(E)).

19.38.060 Area, lot coverage and yard requirements.

The following minimum area, lot coverage and yard requirements shall be observed, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080 and where increased as determined by the issuance of a conditional use permit:

Lot Area (sq. ft.)	Lot Coverage (max. %)	Yards in Feet			
		Front	Exterior Side Yard	Side	Rear
10,000	40	20* for buildings 0 for signs	10* for buildings 0 for signs	None, except when abutting an R district, then not less than 25 feet	10 feet, except when abutting an R district, then not less than 25 feet; none when abutting a side yard with no side yard requirement

*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.

(Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(F)).

19.38.070 Setbacks from residential zone – Parking and loading facilities.

In any C-V zone directly across a street or thoroughfare (excluding a freeway) from any R zone, the parking and loading facilities shall be distant at least 10 feet from said street and the buildings and structures at least 20 feet from said streets. (Ord. 1212 § 1, 1969; prior code § 33.510(G)(1)).

19.38.080 Landscaping.

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510 (G)(2)).

19.38.090 Site plan and architectural approval.

Site plan and architectural approval is required for all uses in a C-V zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1212 § 1, 1969; prior code § 33.510(G)(3)).

19.38.100 Off-street parking and loading facilities.

Off-street parking and loading facilities are required for all uses in a C-V zone, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510 (G)(4)).

19.38.110 Enclosures required for all uses – Exceptions.

All uses in a C-V zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC 19.58.370. (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.510(G)(5)).

19.38.120 Outdoor storage.

Outdoor storage of merchandise, material or equipment shall be permitted in a C-V zone only when incidental to a permitted or accessory use located on the same premises; and provided, that:

A. Storage areas shall be completely enclosed by walls, fences or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater

than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.510(G)(6)).

19.38.130 Wall requirements.

Zoning walls shall be provided in a C-V zone, subject to the conditions in CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(G)(7)).

19.38.140 Trash storage areas.

Trash storage areas shall be provided in a C-V zone, subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(G)(8)).

19.38.150 Performance standards.

All uses in a C-V zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(H)).

Chapter 19.40

C-T – THOROUGHFARE COMMERCIAL ZONE

Sections:

- 19.40.010 Purpose.
- 19.40.020 Permitted uses.
- 19.40.030 Conditional uses.
- 19.40.040 *Repealed.*
- 19.40.050 Height regulations.
- 19.40.060 Area, lot coverage and yard requirements.
- 19.40.070 Setbacks from residential zone – Parking and loading facilities.
- 19.40.080 Landscaping.
- 19.40.090 Site plan and architectural approval required.
- 19.40.100 Off-street parking and loading facilities.
- 19.40.110 Enclosures required for all uses – Exceptions.
- 19.40.120 Outdoor storage.
- 19.40.130 Wall requirements.
- 19.40.140 Trash storage areas.
- 19.40.150 Performance standards.

19.40.010 Purpose.

The purpose of the C-T zone is to provide for areas in appropriate locations adjacent to thoroughfares where activities dependent upon or catering to thoroughfare traffic may be established, maintained and protected. The regulations of this district are designed to encourage the centers for retail, commercial, entertainment, automotive and other appropriate highway-related activities. C-T zones are to be established in zones of one acre or larger, and shall be located only in the immediate vicinity of thoroughfares, or the service drives thereof. (Ord. 1212 § 1, 1969; prior code § 33.511(A)).

19.40.020 Permitted uses.

Principal permitted uses in a C-T zone are as follows:

A. Stores, shops and offices supplying commodities or performing services for residents of the city as a whole or the surrounding community, such as department stores, banks, business offices and other financial institutions and personal service enterprises;

B. New car dealers and accessory sale of used cars (see CVMC 19.40.030 for used car lots); boat

and equipment sales and rental establishments, subject to the provisions of CVMC 19.58.070;

C. Motor hotels and motels, subject to the provisions of CVMC 19.58.210;

D. Retail shops for the sale of auto parts and accessories, souvenirs, curios and other products, primarily to serve the travelling public;

E. Restaurants and cocktail lounges (dance floors subject to the provisions of CVMC 19.58.115 and Chapter 5.26 CVMC);

F. Animal hospitals and veterinary clinics, subject to the provisions of CVMC 19.58.050;

G. Bakery and creamery establishments;

H. Printing and publishing or lithographic shops;

I. Commercial recreation facilities, such as swimming pools, bowling alleys, and skating rinks, subject to the provisions of CVMC 19.58.040;

J. Plant nurseries;

K. Any other retail business or service establishment determined by the commission to be of the same general character as the above-permitted uses;

L. Accessory uses and buildings customarily appurtenant to a permitted use and satellite dish antennas in accordance with the provisions in CVMC 19.22.030(F)(1) through (9) and (11) through (13);

M. Electrical substations and gas regulator stations, subject to the provisions of CVMC 19.58.140;

N. Agricultural uses as provided in CVMC 19.16.030;

O. Adult-oriented recreation businesses, subject to the provisions of CVMC 19.58.024. (Ord. 2273 § 7, 1988; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1954 § 1, 1981; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511 (B)).

19.40.030 Conditional uses.

Conditional uses in a C-T zone include:

A. Used car lots and motorcycle sales and repair, subject to the provisions of CVMC 19.58.070;

B. Trailer and equipment sales and rental establishments and towing service;

C. Drive-in theaters, subject to the provisions of CVMC 19.58.120; 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 100 feet from any street or thoroughfare;

D. Automobile service stations, garages for major and minor repairs, as defined herein, and car-washing establishments, subject to the provisions of CVMC 19.58.060 and 19.58.280;

E. Carpenter, electrical, plumbing or heating shops;

F. Dancehalls, subject to the provisions of CVMC 19.58.040;

G. Truck and trailer service, including major repair;

H. Building material sales yards, not including concrete mixing;

I. Automobile storage, contractor's equipment storage yards, or storage, sale and rental of equipment commonly used by contractors;

J. Signs in excess of maximum, as established in CVMC 19.60.560;

K. Bait and tackle shops;

L. Commercial recreation facilities (outdoor);

M. Upholstery shops;

N. Automobile paint and body shops;

O. Wholesale bakeries;

P. Laundries, except industrial, and cleaning and dyeing plants;

Q. Used clothing sales;

R. Lumberyards;

S. Radiator repair shops;

T. Unclassified uses, see Chapter 19.54 CVMC;

U. Knitting and weaving shops;

V. Cardrooms;

W. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

X. Recycling collection centers, subject to the provisions of CVMC 19.58.345. (Ord. 2252 § 7, 1988; Ord. 2233 § 7, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 3, 1986; Ord. 2108 § 1, 1985; Ord. 1954 § 1, 1981; Ord. 1855 § 3, 1979; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1716 § 1, 1976; Ord. 1464 § 1, 1973; Ord. 1456 § 1, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.522(C)).

19.40.040 Sign regulations.

Repealed by Ord. 2924 § 3, 2003. (Ord. 2309A § 10, 1989; Ord. 1575 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1295 § 1, 1970; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.511(D)).

19.40.050 Height regulations.

No building or structure shall exceed three and one-half stories or 45 feet in height, except as provided in CVMC 19.16.040; provided, however, that said limitation may be adjusted by conditional use permit. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(E)).

19.40.060 Area, lot coverage and yard requirements.

The following minimum area, lot coverage and yard requirements shall be observed, except as provided in CVMC 19.16.020 and 19.16.060 through 19.16.080 and where increased for conditional uses:

		Setbacks in Feet		
Lot Area (sq. ft.)	Lot Coverage (max. %)	Front & Exterior Side Yards	Side	Rear
5,000	50%	10 feet* for buildings	None, except when abutting an R district, then not less than 25 feet	10 feet, except when abutting an R district, then not less than 25 feet; zero when abutting a zero side 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.

(Ord. 1356 § 1, 1971; Ord. 1251 § 1, 1969; Ord. 1212 § 1, 1969; prior code § 33.511(F)).

**19.40.070 Setbacks from residential zone –
Parking and loading facilities.**

In any C-T district directly across a street or thoroughfare (excluding a freeway) from any R district, the parking and loading facilities shall be distant at least 10 feet from said street, and the buildings and structures at least 20 feet from said street. All access drives or curb cuts across a street from any R district are prohibited unless specifically approved by the staff. (Ord. 1212 § 1, 1969; prior code § 33.511(G)(1)).

19.40.080 Landscaping.

The site shall be landscaped in conformance with the landscaping manual of the city, and approved by the director of planning. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(2)).

19.40.090 Site plan and architectural approval required.

Site plan and architectural approval is required for all uses in a C-T zone, as provided in CVMC 19.14.420 through 19.14.480. (Ord. 1212 § 1, 1969; prior code § 33.511(G)(3)).

19.40.100 Off-street parking and loading facilities.

Off-street parking and loading facilities are required for all uses in a C-T zone, as provided in CVMC 19.62.010 through 19.62.140. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(4)).

**19.40.110 Enclosures required for all uses –
Exceptions.**

All uses in a C-T zone shall be conducted wholly within a completely enclosed building, except for outdoor restaurants, service stations, off-street parking and loading facilities, and other open uses specified under conditional use permits as determined by the planning commission. Permanent and temporary outside sales and display shall be subject to the provisions of CVMC 19.58.370. (Ord. 1436 § 1, 1973; Ord. 1212 § 1, 1969; prior code § 33.511(G)(5)).

19.40.120 Outdoor storage.

Outdoor storage of merchandise, material or equipment shall be permitted in a C-T zone only when incidental to a permitted or accessory use located on the premises; and provided, that:

A. Storage areas shall be completely enclosed by walls, fences or buildings, and shall be part of an approved site plan;

B. No outdoor storage of materials or equipment shall be permitted to exceed a height greater than that of any enclosing wall, fence or building. (Ord. 1212 § 1, 1969; prior code § 33.511(G)(6)).

19.40.130 Wall requirements.

Zoning walls shall be provided in a C-T zone, subject to the conditions of CVMC 19.58.150 and 19.58.360. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(7)).

19.40.140 Trash storage areas.

Trash storage areas shall be provided in a C-T zone, subject to the conditions of CVMC 19.58.340. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(G)(8)).

19.40.150 Performance standards.

All uses in a C-T zone shall be subject to initial and continued compliance with the performance standards set forth in Chapter 19.66 CVMC. (Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.511(H)).