

**ORDINANCE NO. 2025 –**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AMENDING TABLE 18.24.040A AND TABLE 18.24.040D OF TITLE 18 (ZONING) OF THE NATIONAL CITY MUNICIPAL CODE RELATED TO MAXIMUM HEIGHT AND NUMBER OF STORIES IN THE MXC-1 AND MXD-1 ZONES.**

**WHEREAS**, the City of National City (the “City”), pursuant to the police powers delegated to it by the California Constitution, has the authority to enact or amend laws which promote the public health, safety, and general welfare of its residents; and

**WHEREAS**, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code; and

**WHEREAS**, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on September 16, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**Section 1.** All protests, if any, against said amendment to the Municipal Code and each of them be and hereby are denied and overruled.

**Section 2.** Tables 18.24.040.A and 18.24.040D are hereby amended to read as follows:

Table 18.24.040.A  
MXC-1 Zone Building Form and Placement

<b>Development Standard</b>	<b>Minimum</b>	<b>Maximum</b>
Street wall	75%	100%
Building setbacks		
Street	0'	15' - 1st and 2nd story None - 3rd story
Other	0'	None
Other, adjacent to residential zone	Same as the equivalent setback in the adjacent residential zone	None
Building setbacks		
3rd story setback from 2nd story street wall	8'	None
3rd story setback from 2nd story walls adjacent to RS zone	15'	None
Building volume		
Height	None	50' and 4 stories
Height, adjacent to residential zone	None	Same as adjacent zone (within 50 feet)

Floor area ratio, mixed-use (a)	None	2
Floor area ratio, single-use	None	1
Lot area (lots on the bulb of a cul-de-sac)	5,000 SF	
Lot street frontage (lots on the bulb of a cul-de-sac)	50'/36'	
Residential density (net rights-of-way)	None	48 du/acre
Parking setback adjacent to street (b)	40'	None

Table 18.24.040.D  
MXD-1 Zone Building Form and Placement

<b>Development Standard</b>	<b>Minimum</b>	<b>Maximum</b>
Street wall	75%	100%
Building setbacks		
Street	0'	15' - 1st and 2nd story None - 3rd story
Other	0'	None
Other, adjacent to residential zone	Same as the equivalent setback in the adjacent residential zone	None
Building setbacks		
3rd story setback from 2nd story street wall	8'	None
3rd story setback from 2nd story walls adjacent to RS zone	15'	None
Building volume		
Height	None	50' and 4 stories
Height, adjacent to residential zone	None	Same as adjacent zone (within 50 feet)
Floor area ratio, mixed-use (a)	None	2
Floor area ratio, single-use	None	1
Lot area (lots on the bulb of a cul-de-sac)	5,000 SF	
Lot street frontage (lots on the bulb of a cul-de-sac)	50'/36'	
Residential density (net rights-of-way)	None	48 du/acre
Parking setback adjacent to street (b)	40'	None

**Section 3.** Severability. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and

adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

**Section 4.** This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

**INTRODUCED this 16<sup>th</sup> day of September, 2025.**

**PASSED and ADOPTED this 7<sup>th</sup> day of October, 2025.**

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Ron Morrison, Mayor

**ATTEST:**

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Shelley Chapel, MMC, City Clerk

**APPROVED AS TO FORM:**

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Barry J. Schultz, City Attorney