

ORDINANCE NO. _____
(New Series)

10375

AUG 27 1970

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 101.0418, 101.0418.5, 101.0419, 101.0421, 101.0423, 101.0425, 101.0427, 101.0431 AND 101.0433; ADDING SECTION 101.0101.6.1, AUTOMOBILE SERVICE STATION, AND SECTION 101.0417, REDESIGNATING COMMERCIAL ZONES; AMENDING SECTION 101.0601, SIDE AND REAR YARDS - RESIDENTIAL PURPOSES, AND SECTION 101.0601.1, LOT COVERAGE, AND DIVISION 8, OFF-STREET PARKING, AND SECTION 101.0800, OFF-STREET PARKING REGULATIONS FOR ALL ZONES.

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

Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be, and it is hereby amended by repealing the following Sections:

SEC. 101.0418	R-5 ZONE
SEC. 101.0418.5	RP-1A ZONE
SEC. 101.0419	RP ZONE RESIDENTIAL-PROFESSIONAL
SEC. 101.0421	CP ZONE
SEC. 101.0423	RC-1A ZONE
SEC. 101.0425	RC ZONE
SEC. 101.0427	SC ZONE
SEC. 101.0431	C-1A ZONE
SEC. 101.0433	C ZONE

Section 2. That Chapter X, Article 1, of the San Diego Municipal Code be amended by adding Sections 101.0101.6.1 and 101.0417 to read as follows:

SEC. 101.0101.6.1 AUTOMOBILE SERVICE
STATION

A retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, including dispensing of automotive fuel and motor

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oil, lubrication service, vehicle washing, motor tune-up, brake relining, wheel alignment with portable equipment, and the sale of and servicing of tires, batteries, replacement items and other automotive accessories. Specifically excluded are such uses as body and fender work, painting, motor and transmission overhaul and replacement, turning of brake drums and recapping of tires.

SEC. 101.0417 REDESIGNATING COMMERCIAL
ZONES

From and after the effective date of this section, those areas heretofore incorporated into the various commercial zones designated, CP, R-5, RP-1A, RP, RC-1A, RC, C-1A, SC and C Zones shall be known as the CP, CR, CO, CO, CN, CN, CA, CS and C Zones, respectively, and all property development regulations and all provisions set forth in this Article for the CP, CR, CO, CN, CA, CS and C Zones shall be applicable to those areas previously designated CP, R-5, RP-1A, RP, RC-1A, RC, C-1A, SC and C Zones, as follows:

<u>ZONE</u>	<u>REVISED ZONE DESIGNATION</u>
CP	CP Commercial Parking
R-5	CR Commercial Recreation
RP-1A	CO Commercial Office
RP	CO Commercial Office
RC-1A	CN Neighborhood Commercial
RC	CN Neighborhood Commercial
C-1A	CA Area Shopping Center
SC	CS General Commercial
C	C General Commercial

Section 3. That Chapter X, Article 1, Division 6, of the San Diego Municipal Code, be amended by amending Sections 101.0601 and 101.0601.1, and Division 8 and Section 101.0800, to read as follows:

SEC. 101.0601 SIDE AND REAR YARDS - RESIDENTIAL PURPOSES

1. All buildings, improvements or portions thereof intended for living purposes which are hereafter erected, constructed, converted, established, altered or enlarged in the M-1 and M-2 Zones, shall provide a minimum three-foot side yard and a minimum ten-foot rear yard.
2. Corner lots which have been resubdivided shall maintain side yards and front yard setbacks in compliance with the requirements placed on the original lot, in addition to the yard and setback requirements for the new resubdivided lots.
3. Cornice or eave projections not exceeding four feet or 50 percent of the required yard, whichever is the lesser distance, and in no case closer than two feet six inches from any property line, shall be permitted within a required side or rear yard provided a minimum distance of six feet eight inches from ground level to bottom of the eave or cornice is maintained. An unroofed portion of a structure extending beyond the exterior walls of the structure, not in excess of three feet above surface ground level, with an open railing or fence not more than three feet high above, shall be permitted within a required side or rear yard.

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4. Except in the R-1-10 and more restrictive zones, a detached one-story accessory building, no portion of which is used for living or sleeping purposes, may disregard the above rear yard requirements if not more than 500 square feet in area and not more than 30 feet in total length. Such buildings as herein limited may also disregard side yard requirements if placed entirely within the rear 30 percent of the lot or back of the front 70 feet of the lot. An attached one-story accessory building may also disregard side and rear yard requirements if located as specified and limited herein, and provided that no portion of such building is used for living or sleeping purposes.
5. One-story garages located entirely within at least a six-foot natural embankment and so maintained, provided no portion of the roof parapet or handrail is more than three feet above the roof of the garage, or more than one foot above the average estimated floor level of adjacent existing or future buildings, may disregard the side yard requirements.
6. Where an alley, walk or other public thoroughfare of ten feet or greater width, abuts a rear yard, one-half the width of such alley, walk or thoroughfare, up to a maximum of ten feet, may be applied on the required amount of rear yard.
7. In the R-2 or any less restrictive residential zone where a rear yard of 15 feet or more is required, the rear yard may be divided to provide not less than ten feet at the extreme rear of the lot, and

the balance must be provided between buildings on the lot in addition to the legally required space between buildings.

8. Detached dwellings shall maintain a minimum distance of six feet between dwellings and three feet between the dwelling and detached auxiliary buildings.
9. Residential buildings not conforming to the yard requirements specified in this Article may be altered or enlarged, provided the alterations and additions observe all other existing zoning requirements.
10. The side and rear yard requirements specified in this Article may be reduced by an amount equal to 20 percent of the required amount on any lot of less than 2,000 square feet in area, provided the buildings or structures erected thereon are not more than one story in height.

SEC. 101.0601.1 LOT COVERAGE

No greater area of any lot in any M-1 or M-2 Zone shall be covered or occupied by residential structures than is indicated in the following table:

Interior Lot	Corner Lot
60%	70%

Provided, however, the above allowable lot coverage may be increased ten percent on any lot of less than 2,000 square feet in area if the buildings or structures erected thereon are not more than one story in height.

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DIVISION 8

OFF-STREET PARKING

SEC. 101.0800 OFF-STREET PARKING
REGULATIONS FOR
ALL ZONES

The following off-street parking regulations shall apply in all zones except where there is a conflict with the off-street parking regulations of particular zones. In such cases, the regulations of the particular zone shall govern, provided, however, that this provision shall not apply to Paragraph No. 2 of this section.

1. WHEN REQUIRED. Off-street parking spaces and facilities required in any zone shall be provided before the use requiring such parking facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists.
2. EXISTING PARKING NOT TO BE REDUCED. Notwithstanding any other provisions of this Article, existing off-street parking facilities in any residential zone which were provided on the same premises and maintained before parking was required and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use as set forth in Division 4 of this Article.
3. USE OF REQUIRED PARKING SPACES. Required off-street parking spaces shall be used only for the parking of usable vehicles of residents, employers, employees, customers and visitors.

4. EXISTING USES - ENLARGEMENT. Whenever an existing use which does not provide all the off-street parking spaces required by this Code on any premises is enlarged by an increase in employees, dwelling units, floor area or otherwise, there shall be provided concurrently with such enlargement a minimum of twice the number of parking spaces as would be necessitated by the magnitude of said enlargement; provided, however, that the number of spaces required by this paragraph need not exceed the total number of parking spaces required for the enlarged development.
5. REQUIREMENTS TOTALED. The off-street parking requirements for two or more uses on the same premises shall be the sum of the requirements for each use computed separately.
6. BEDROOMS DEFINED. For the purpose of calculating off-street parking requirements for dwelling units, the following shall be considered as bedrooms if they contain 90 square feet or more of superficial floor area:
 - a. Living rooms in studio, bachelor and efficiency apartments containing no bedrooms.
 - b. Dens.
 - c. Studies.
 - d. Family rooms.
 - e. Studios.
7. OFF-PREMISES PARKING FOR USES IN THE C-1 AND C-1S ZONES. Required off-street parking for uses in the C-1 and C-1S Zones may be located in whole or in part on adjacent land provided that all of the following facts prevail.

- a. Some portion of said adjacent land is within 25 feet horizontal distance of the premises on which the use requiring off-street parking in C-1 and C-1S Zones is located.
- b. Said adjacent land is in CP or less restrictive zone, or has been approved for parking usage by conditional use permit.
- c. Said adjacent land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the development site shall furnish satisfactory evidence to the Zoning Administrator that he owns or has a sufficient interest in such property to provide the minimum off-street parking required by this Code. Whether off-premises parking is to be provided on property owned by the applicant or is in another ownership, there shall have been recorded in the office of the County Recorder, prior to the issuance of any building permit, a covenant executed by the owners of such property on which the off-premises parking is proposed for the benefit of the City in a form approved by the City Attorney to the effect that the owners will continue to maintain such parking space so long as such use which it serves exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises where

the primary use which it serves is situated and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the City. In the event the owners of such use should thereafter provide parking space equal in area within the same distance and under the same conditions as to ownership upon another lot than the premises made subservient in a prior such covenant, the City will, upon written application therefor accompanied by the filing of a similar covenant, release such original subservient premises from such prior covenant. The owners shall furnish at their own expense such title reports or other evidence as the City may require to insure compliance with the provisions of this section.

Off-street automobile parking spaces required by Paragraph No. 7 of this section shall be maintained so long as the structure or use for which they are provided exists unless an equivalent substitute number of such spaces is provided and thereafter maintained conforming to the requirements of this Code. In no event shall parking facilities which are provided or maintained for a structure or use be considered as providing any of the required space for any other structure or use.

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8. OFF-PREMISES PARKING FOR APARTMENTS IN THE C ZONE.

Required off-street parking for apartments in the C Zone may be located in whole or in part on adjacent land provided that all of the following facts prevail:

- a. Some portion of said adjacent land is within 600 feet horizontal distance of the premises on which the use requiring off-street parking is located.
- b. Said adjacent land is in the C Zone or has been approved for parking usage by a conditional use permit.
- c. Said adjacent land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the development site shall furnish satisfactory evidence to the Zoning Administrator that he owns or has a sufficient interest in such property to provide the minimum off-street parking required by this Code. Whether off-premises parking is to be provided on property owned by the applicant or is in another ownership, there shall have been recorded in the office of the County Recorder, prior to the issuance of any building permit, a covenant executed by the owners of such property on which the off-premises parking is proposed for the benefit of the City in a form approved by the City Attorney to the effect that the owners will continue to maintain such parking space so long as such use which it serves

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exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises where the primary use which it serves is situated and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the City. In the event the owners of such use should thereafter provide parking space equal in area within the same distance and under the same conditions as to ownership upon another lot than the premises made subservient in a prior such covenant, the City will, upon written application therefor accompanied by the filing of a similar covenant, release such original subservient premises from such prior covenant. The owners shall furnish at their own expense such title reports or other evidence as the City may require to insure compliance with the provisions of this section.

Off-street automobile parking spaces required by Paragraph No. 8 of this section shall be maintained so long as the structure or use for which they are provided exists unless an equivalent substitute number of such spaces is provided and thereafter maintained conforming to the requirements of this Code. In no event shall parking facilities which are provided or maintained for a structure or use be considered as providing any of the required space for any other structure or use.

9. PARKING ASSESSMENT DISTRICTS. Property (hereinafter) in this subsection referred to as subject property

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within an assessment district formed pursuant to any parking district ordinance adopted by the City Council shall be excepted from the requirements of any zone as to the number of required off-street parking spaces in accordance with the application of the following formula:

(assessment against the subject property) ÷ (total assessment against all property in the parking district) x (parking spaces provided in the district facility) x 1.25 = parking spaces excepted.

The remainder of the off-street parking spaces required by the applicable zoning regulations shall be provided on the lot or premises of the subject property or as otherwise provided in the particular zone. Property located within more than one parking assessment district shall be entitled to an exception based on the sum of the exceptions calculated by the application of the formula referred to above to each parking assessment district.

10. COMPUTATION. In computing the required number of off-street parking spaces, a remaining fraction of one-half or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half may be disregarded.
11. MARKING OF SPACES. Where five or more required spaces are provided on a lot, each space shall be clearly marked with paint or any other more durable material contrasting in color with the surface to which applied.

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12. COMPUTATION - UNMARKED AREAS. In an unmarked parking area containing less than five spaces, the number of spaces shall be the quotient of the total number of square feet in the usable parking area divided by 350 square feet.
13. DIMENSIONS. Parking spaces shall have a minimum width of 8-1/2 feet and a minimum depth of 20 feet. Aisles and driveways shall be dimensioned in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507.
14. ACCESS. Each required parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All required parking facilities shall have convenient access to a public street or alley.
15. LANDSCAPING. A minimum area of two percent of the interior of parking lots containing more than 20 spaces shall be landscaped and provided with an adequate permanent underground watering system. This requirement is in addition to areas provided in required landscaped strips. A landscaping and site plan shall be submitted to the Zoning Administrator for approval prior to installation

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of any plant material. This plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in a document entitled, "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507. Landscaping and required watering systems shall be installed prior to the use of the parking lot. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Locational Criteria, Developmental Standards and Operational Standards - Off-Street Parking Lots," referred to above.

16. SURFACING. All parking spaces and driveways shall be surfaced with asphaltic concrete at least two inches in depth or its equivalent as determined by the City Engineer.
17. YARD - PARKING WITHIN. Off-street parking spaces shall not be located in any required front or street side yard or in any area lying between the public street and a setback line except as otherwise provided in the particular zone.
18. LIGHTING. Any artificial lighting shall be shaded so as not to fall on adjacent properties.

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19. ENCLOSURE OF PARKING. All parking areas (including aisles and driveways) in an R-2 or less restrictive zone containing five or more parking spaces shall be bounded by walls or buildings or a combination thereof whenever the parking area adjoins residentially zoned property along the interior side or rear property lines of the premises on which the parking area is located. Said walls and buildings shall have a height of not less than six feet except that within a front yard, street side yard or setback area, the height of walls shall be reduced to three feet.
20. WHEEL STOPS. On premises containing five or more parking spaces, all such spaces within ten feet of the boundaries of abutting properties shall be equipped with wheel stops not less substantial than a six-inch square horizontal timber permanently anchored and located so as to confine vehicles entirely within said premises.

Section 4. This ordinance shall take effect and be in force on March 1, 1971, being a date more than 30 days from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

BY C. Alan Symington
for Frederick C. Conrad, Deputy

FCC:mk
3-13-70

Rev. Pages 3 and 5
Rev. Pages 9, 10, 11,
12, 13, 14 and 15
Rev. Page 15

4-9-70
7-27-70
8-20-70

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RECEIVED

1970 MAR 16 AM 9:00
SAN DIEGO, CALIF.

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

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

AUTHENTICATED BY:

FRANK CURRAN
Mayor of The City of San Diego, California.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

AUG 13 1970, and on AUG 27 1970

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

JOHN LOCKWOOD
City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

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Office of the City Clerk, San Diego, California	
Ordinance Number	<u>10375</u>
Adopted	<u>AUG 27 1970</u>

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ATTORNEY (S)

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

CERTIFICATE OF PUBLICATION

No. 10375

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE
SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS
101.0418, 101.0418.5, 101.0419, 101.0421, 101.0423,
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SECTION 101.0101.6.1, AUTOMOBILE SERVICE STATION, AND
SECTION 101.0417, REDESIGNATING COMMERCIAL ZONES;
AMENDING SECTION 101.0601, SIDE AND REAR YARDS--
RESIDENTIAL PURPOSES, AND SECTION 101.0601.1, LOT
COVERAGE, AND DIVISION 8, OFF-STREET PARKING AND
SECTION 101.0800, OFF-STREET PARKING REGULATIONS FOR
ALL ZONES.

RECEIVED
CITY CLERK'S OFFICE
1970 SEP 11 PM 1:10
SAN DIEGO, CALIF.

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

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(NEW SERIES)

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

September 4, 1970

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

September 4, 1970

Patricia M. Applestill
(Signature)

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ORDINANCE NO. 10375
(NEW SERIES)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, OF THE SAN DIEGO MUNICIPAL CODE BY REPEALING SECTIONS 101.0418, 101.0418.5, 101.0419, 101.0421, 101.0423, 101.0425, 101.0427, 101.0431 AND 101.0433; ADDING SECTION 101.0101.6.1, AUTOMOBILE SERVICE STATION, AND SECTION 101.0417, REDESIGNATING COMMERCIAL ZONES; AMENDING SECTION 101.0601, SIDE AND REAR YARDS—RESIDENTIAL PURPOSES, AND SECTION 101.0601.1, LOT COVERAGE AND DIVISION 8, OFF-STREET PARKING, AND SECTION 101.0800, OFF-STREET PARKING REGULATIONS FOR ALL ZONES. BE IT ORDAINED, by the Council of the City of San Diego, as follows: Section 1. That Chapter X, Article 1, of the San Diego Municipal Code be, and it is hereby amended by repealing the following Sections:

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SEC. 101.0418.5 RP-1A ZONE

SEC. 101.0419 RP ZONE RESIDENTIAL-PROFESSIONAL

SEC. 101.0421 CP ZONE

SEC. 101.0423 RC-1A ZONE

SEC. 101.0425 RC ZONE

SEC. 101.0427 SC ZONE

SEC. 101.0431 C-1A ZONE

SEC. 101.0433 C ZONE

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A retail place of business engaged in supplying goods and services essential to the normal operation of automobiles, including dispensing of automotive fuel and motor oil, lubrication service, vehicle washing, motor tune-up, brake relining, wheel alignment with portable equipment, and the sale of and servicing of tires, batteries, replacement items and other automotive accessories. Specifically excluded are such uses as body and fender work, painting, motor and transmission overhaul and replacement, turning of brake drums and recapping of tires.

SEC. 101.0417 REDESIGNATING COMMERCIAL ZONES

From and after the effective date of this section, those areas heretofore incorporated into the various commercial zones designated, CP, R-5, RP-1A, RP, RC-1A, RC, C-1A, SC and C Zones shall be known as the CP, CR, CO, CO, CN, CA, CS and C Zones, respectively, and all property development regulations and all provisions set forth in this Article for the CP, CR, CO, CN, CA, CS and C Zones shall be applicable to those areas previously designated CP, R-5, RP-1A, RP, RC-1A, RC, C-1A, SC and C Zones, as follows:

REVISD ZONE

ZONE DESIGNATION

CP CP Commercial Parking

R-5 CR Commercial Recreation

RP-1A CO Commercial Office

RP CO Commercial Office

RC-1A CN Neighborhood Commercial

RC CN Neighborhood Commercial

C-1A CA Area Shopping Center

SC CS General Commercial

C C General Commercial

Section 3. That Chapter X, Article 1, Division 6, of the San Diego Municipal Code, be amended by amending Sections 101.0601 and 101.0601.1, and Division 8 and Section 101.0800, to read as follows:

SEC. 101.0601 SIDE AND REAR YARDS—RESIDENTIAL PURPOSES

1. All buildings, improvements or portions thereof intended for living purposes which are hereafter erected, constructed, converted, established, altered or enlarged in the M-1 and M-2 Zones, shall provide a minimum three-foot side yard and a minimum ten-foot rear yard.

2. Corner lots which have been subdivided shall maintain side yards and front yard setbacks in compliance with the requirements placed on the original lot. In addition to the yard and setback requirements for the new subdivided lots.

3. Cornice or eave projections not exceeding four feet or 50 percent of the required yard, whichever is the lesser distance, and in no case closer than two feet six inches from any property line, shall be permitted within a required side or rear yard provided a minimum distance of six feet eight inches from ground level to bottom of the eave or cornice is maintained. An unroofed portion of a structure extending beyond the exterior walls of the structure, not in excess of three feet above surface ground level, with an open railing or fence not more than three feet high above, shall be permitted within a required side or rear yard.

4. Except in the R-1-10 and more restrictive zones, a detached one-story accessory building, no portion of which is used for living or sleeping purposes, may disregard the above rear yard requirements if not more than 500 square feet in area and not more than 30 feet in total length. Such buildings as herein limited may also disregard side yard requirements if placed entirely within the rear 30 percent of the lot or back of the front 70 feet of the lot. An attached one-story accessory building may also disregard side and rear yard requirements if located as specified and limited herein, and provided that no portion of such building is used for living or sleeping purposes.

5. One-story garages located entirely within at least a six-foot natural embankment and so maintained, provided no portion of the roof parapet or handrail is more than three feet above the roof of the garage, or more than one foot above the average estimated floor level of adjacent existing or future buildings, may disregard the side yard requirements.

6. Where an alley, walk or other public thoroughfare of ten feet or greater width, abuts a rear yard, one-half the width of such alley, walk or thoroughfare, up to a maximum of ten feet, may be applied on the required amount of rear yard.

7. In the R-2 or any less restrictive residential zone where a rear yard of 15 feet or more is required, the rear yard may be divided to provide not less than ten feet at the extreme rear of the lot, and the balance must be provided between buildings on the lot in addition to the legally required space between buildings.

8. Detached dwellings shall maintain a minimum distance of six feet between dwellings and three feet between the dwelling and detached auxiliary buildings.

9. Residential buildings not conforming to the yard requirements specified in this Article may be altered or enlarged, provided the alterations and additions observe all other existing zoning requirements.

10. The side and rear yard requirements specified in this Article may be reduced by an amount equal to 20 percent of the required amount on any lot of less than 2,000 square feet in area, provided the buildings or structures erected thereon are not more than one story in height.

SEC. 101.0601.1 LOT COVERAGE

No greater area of any lot in any M-1 or M-2 Zone shall be covered or occupied by residential structures than is indicated in the following table:

Interior Lot	Corner Lot
60%	70%

Provided, however, the above allowable lot coverage may be increased ten percent on any lot of less than 2,000 square feet in area if the buildings or structures erected thereon are not more than one story in height.

DIVISION 8

OFF-STREET PARKING

SEC. 101.0800 OFF-STREET PARKING REGULATIONS

FOR ALL ZONES

The following off-street parking regulations shall apply in all zones except where there is a conflict with the off-street parking regulations of particular zones. In such cases, the regulations of the particular zone shall govern, provided, however, that this provision shall not apply to Paragraph No. 2 of this section.

1. WHEN REQUIRED. Off-street parking spaces and facilities required in any zone shall be provided before the use requiring such parking facilities commences to operate and shall be maintained in good condition so long as the use for which it is provided exists.

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2. EXISTING PARKING NOT TO BE REDUCED. Notwithstanding any other provisions of this Article, existing off-street parking facilities in any residential zone which were provided on the same premises and maintained before parking was required and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use as set forth in Division 4 of this Article.

3. USE OF REQUIRED PARKING SPACES. Required off-street parking spaces shall be used only for the parking of usable vehicles of residents, employers, employees, customers and visitors.

4. EXISTING USES — ENLARGEMENT. Whenever an existing use which does not provide all the off-street parking spaces required by this Code on any premises is enlarged by an increase in employees, dwelling units, floor area or otherwise, there shall be provided concurrently with such enlargement a minimum of twice the number of parking spaces as would be necessitated by the magnitude of said enlargement; provided, however, that the number of spaces required by this paragraph need not exceed the total number of parking spaces required for the enlarged development.

5. REQUIREMENTS TOTALED. The off-street parking requirements for two or more uses on the same premises shall be the sum of the requirements for each use computed separately.

6. BEDROOMS DEFINED. For the purpose of calculating off-street parking requirements for dwelling units, the following shall be considered as bedrooms if they contain 80 square feet or more of superficial floor area:

a. Living rooms in studio, bachelor and efficiency apartments containing no bedrooms.

b. Dens.

c. Studies.

d. Family rooms.

e. Studios.

7. OFF-PREMISES PARKING FOR USES IN THE C-1 AND C-1S ZONES. Required off-street parking for uses in the C-1 and C-1S Zones may be located in whole or in part on adjacent land provided that all of the following facts prevail:

a. Some portion of said adjacent land is within 25 feet horizontal distance of the premises on which the use requiring off-street parking in C-1 and C-1S Zones is located.

b. Said adjacent land is in CP or less restrictive zone, or has been approved for parking usage by conditional use permit.

c. Said adjacent land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the development site shall furnish satisfactory evidence to the Zoning Administrator that he owns or has a sufficient interest in such property to provide the minimum off-street parking required by this Code. Whether off-premises parking is to be provided on property owned by the applicant or is in another ownership, there shall have been recorded in the office of the County Recorder, prior to the issuance of any building permit, a covenant executed by the owners of such property on which the off-premises parking is proposed for the benefit of the City in a form approved by the City Attorney to the effect that the owners will continue to maintain such parking space so long as such use which it serves exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises where the primary use which it serves is situated and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the City. In the event the owners of such use should thereafter provide parking space equal in area within the same distance and under the same conditions as to ownership upon another lot than the premises made subservient in a prior such covenant, the City will, upon written application therefor accompanied by the filing of a similar covenant, release such original subservient premises from such prior covenant. The owners shall furnish at their own expense such title reports or other evidence as the City may require to insure compliance with the provisions of this section.

Off-street automobile parking spaces required by Paragraph No. 7 of this section shall be maintained so long as the structure or use for which they are provided exists unless an equivalent substitute number of such spaces is provided and thereafter maintained conforming to the requirements of this Code. In no event shall parking facilities which are provided or maintained for a structure or use be considered as providing any of the required space for any other structure or use.

8. OFF-PREMISES PARKING FOR APARTMENTS IN THE C ZONE. Required off-street parking for apartments in the C Zone may be located in whole or in part on adjacent land provided that all of the following facts prevail:

- a. Some portion of said adjacent land is within 600 feet horizontal distance of the premises on which the use requiring off-street parking is located.
- b. Said adjacent land is in the C Zone or has been approved for parking usage by a conditional use permit.
- c. Said adjacent land is owned or controlled by the owner or owners of the use requiring the off-street parking. In this connection, when parking is to be provided off the premises from where the use is located, the owner or lessee of record of the development site shall furnish satisfactory evidence to the Zoning Administrator that he owns or has a sufficient interest in such property to provide the minimum off-street parking required by this Code. Whether off-premises parking is to be provided on property owned by the applicant or is in another ownership, there shall have been recorded in the office of the County Recorder, prior to the issuance of any building permit, a covenant executed by the owners of such property on which the off-premises parking is proposed for the benefit of the City in a form approved by the City Attorney to the effect that the owners will continue to maintain such parking space so long as such use which it serves exists. Such covenant shall also recite that the title to and right to use the lots upon which the parking space is to be provided will be subservient to the title to the premises where the primary use which it serves is situated and shall warrant that such lots are not and will not be made subject to any other covenant or contract for such use without the prior written consent of the City. In the event the owners of such use should thereafter provide parking space equal in area within the same distance and under the same conditions as to ownership upon another lot than the premises made subservient in a prior such covenant, the City will, upon written application therefor accompanied by the filing of a similar covenant, release such original subservient premises from such prior covenant. The owners shall furnish at their own expense such title reports or other evidence as the City may require to insure compliance with the provisions of this section.

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9. PARKING ASSESSMENT DISTRICTS. Property (hereinafter) in this subsection referred to as subject property within an assessment district formed pursuant to any parking district ordinance adopted by the City Council shall be excepted from the requirements of any zone as to the number of required off-street parking spaces in accordance with the application of the following formula: (assessment against the subject property) divided by (total assessment against all property in the parking district) x (parking spaces provided in the district facility) x 1.25 = parking spaces excepted.

The remainder of the off-street parking spaces required by the applicable zoning regulations shall be provided on the lot or premises of the subject property or as otherwise provided in the particular zone. Property located within more than one parking assessment district shall be entitled to an exception based on the sum of the exceptions calculated by the application of the formula referred to above to each parking assessment district.

10. COMPUTATION. In computing the required number of off-street parking spaces, a remaining fraction of one-half or more shall be deemed a whole unit of measurement; a remaining fraction of less than one-half may be disregarded.

11. MARKING OF SPACES. Where five or more required spaces are provided on a lot, each space shall be clearly marked with paint or any other durable material containing a white or light-colored surface.

12. COMPUTATION. UNMARKED AREAS. In an unmarked parking area containing less than five spaces, the number of spaces shall be the quotient of the total number of square feet in the usable parking area divided by 350 square feet.

13. DIMENSIONS. Parking spaces shall have a minimum width of 8 1/2 feet and a minimum depth of 20 feet. Aisles and driveways shall be dimensioned in substantial conformance with standards adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards—Off-Street Parking Lots," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507.

14. ACCESS. Each required parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All required parking facilities shall have convenient access to a public street or alley.

15. LANDSCAPING. A minimum area of two percent of the interior of parking lots containing more than 20 spaces shall be landscaped and provided with an adequate permanent underground watering system. This requirement is in addition to areas provided in required landscaped strips. A landscaping and site plan shall be submitted to the Zoning Administrator for approval prior to installation of any plant material. This plan shall be in substantial conformance with standards and specifications adopted by the Planning Commission as set forth in a document entitled "Locational Criteria, Developmental Standards and Operational Standards—Off-Street Parking Lots," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Section 101.0507. Landscaping and required watering systems shall be installed prior to the use of the parking lot. All landscaping material in required landscaped areas shall be permanently maintained in a growing and healthy condition, including trimming, as appropriate to the landscaping material in accordance with the "Locational Criteria, Developmental Standards and Operational Standards—Off-Street Parking Lots," referred to above.

16. SURFACING. All parking spaces and driveways shall be surfaced with asphaltic concrete at least two inches in depth or its equivalent as determined by the City Engineer.

17. YARD-PARKING WITHIN. Off-street parking spaces shall not be located in any required front or street side yard or in any area lying between the public street and a setback line except as otherwise provided in the particular zone.

18. LIGHTING. Any artificial lighting shall be shaded so as not to fall on adjacent properties.

19. ENCLOSURE OF PARKING. All parking areas (including aisles and driveways) in an R₂ or less restrictive zone containing five or more parking spaces shall be bounded by walls or buildings or a combination thereof whenever the parking area adjoins residentially zoned property along the interior side or rear property lines of the premises on which the parking area is located. Said walls and buildings shall have a height of not less than six feet except that within a front yard, street side yard or setback area, the height of walls shall be reduced to three feet.

20. WHEEL STOPS. On premises containing five or more parking spaces, all such spaces within ten feet of the boundaries of abutting properties shall be equipped with wheel stops not less substantial than a six-inch square horizontal timber permanently anchored and located so as to confine vehicles entirely within said premises.

Section 4. This ordinance shall take effect and be in force on March 1, 1971, being a date more than 30 days from and after its passage.

Introduced on August 13, 1970.

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

AUTHENTICATED BY:

FRANK CURRAN,
Mayor of the City of
San Diego, California.
JOHN LOCKWOOD,
City Clerk of the City of
San Diego, California.
By ELFA F. HANDEL,
Deputy.

(SEAL)

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