

ORDINANCE NO. 10619  
(New Series)

JUL 15 1971

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4, SECTION 101.0409 OF THE SAN DIEGO  
MUNICIPAL CODE RELATING TO THE R-2 ZONE.

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

Section 1. That Chapter X, Article 1, Division 4, Section  
101.0409 of the San Diego Municipal Code be, and the same is  
hereby amended to read as follows:

SEC. 101.0409 R-2 ZONE

A. PURPOSE AND INTENT

The R-2 Zone is intended primarily for the development  
of one and two-family dwellings and multiple family residential  
structures at a maximum density of approximately 14 dwelling  
units per net acre. This zone will normally be applied in areas  
where the permitted maximum density falls within the low-medium  
density designation of the General Plan and of adopted community  
plans.

B. PERMITTED USES

No building or improvement or portion thereof shall be  
erected, constructed, converted, established, altered or  
enlarged, nor shall any lot or premises be used except for  
one or more of the following purposes:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding premises designed or

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used for the temporary residence of persons for less than one week.

4. Boarding and lodging houses.
5. Schools, limited to primary, elementary, junior high and senior high.
6. Public parks and public playgrounds.
7. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
8. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Section 101.0407.
9. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Boarding homes for not more than six children, including children of the operator, provided the premises has an area of not less than 6,000 square feet, and provided there is not more than one additional dwelling unit with no other boarders or lodgers on the same lot or premises.
  - c. Signs.
    - (1) For each dwelling unit - one nameplate having a maximum area of one square foot.

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(2) For apartment houses, boarding and lodging houses, churches, temples, buildings of a permanent nature used primarily for religious purposes - wall signs as defined in Section 95.0101 designating the permitted uses of the premises, provided that no such sign shall project above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.

(3) For parking lots - one single or double-faced, freestanding directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.

- (4) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 20 square feet.
- (5) For all premises - one single or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.
- (6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
10. Any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated in "B." above and consistent with the purpose and intent of this zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

C. SPECIAL REGULATIONS

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

D. DENSITY REGULATIONS

No lot shall be occupied by more than one dwelling unit for each 3,000 square feet of lot area; provided, however, that the total number of dwelling units on any lot shall not exceed four; and further provided that any lot having an area of at least 5,000 square feet may be occupied by two dwelling units.

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E. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, nor shall any lot or premises be used unless the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Dimensions.

- a. Area - 6,000 square feet.
- b. Street frontage - 60 feet, except that for any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 36 feet.
- c. Width.
  - (1) Interior lot - 60 feet.
  - (2) Corner lot - 65 feet.
- d. Depth - 100 feet.
- e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

- a. Front - 15 feet, except that for any portion of a lot which fronts on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum front yard shall be ten feet.
- b. Side.
  - (1) Interior - four feet, except that for a lot having a width of 50 feet or less, the minimum interior side yards shall be three feet. The required minimum interior side yards shall be increased two feet for each story above two.
  - (2) Street - ten feet, except that:
    - (a) No street side yard shall be required for any lot having a width of 50 feet or less.
    - (b) For any lot wider than 50 feet, but less than 60 feet, the street side yard shall be at least one foot for every foot or fraction greater than one-half foot by which the width of such lot exceeds 50 feet.
- c. Rear - 15 feet.

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- d. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with zero side yards on the said common side lot line, provided that each opposite interior side yard is not less than eight feet, which shall be increased two feet for each story above two.

3. Maximum Coverage.

- a. Interior lot coverage - 40 percent.
- b. Corner lot coverage - 50 percent.

4. Maximum Building Height.

The maximum building height shall be 30 feet.

5. Other Applicable Regulations.

Other applicable property development regulations are contained in Division 6 of this Article.

F. OFF-STREET PARKING REGULATIONS

- 1. Every premises used for one or more of the permitted uses listed in "B." above shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:

- a. For one-family dwellings - one space per dwelling.
- b. For two-family dwellings and apartments - one space for each dwelling unit.
- c. For boarding and lodging houses - one space for each lodger.



d. For schools - primary, elementary and junior high:

- (1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or
- (2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.

e. For schools - senior high:

- (1) One space for each eight students at ultimate enrollment.
- (2) One space for each 1.25 staff members at full complement.

f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.

2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in "B." above is found by the Planning Commission to be a permitted use in accordance with "B.10." above, the off-street parking requirements shall be determined by the Planning Commission.

3. Off-street parking facilities shall be constructed, maintained and operated in compliance with Division 8 of this Article.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no permits for construction, alteration or repair of any building or structure which does not conform with this ordinance shall be issued unless the application and all plans therefor have been filed prior to the effective date.

APPROVED: JOHN W. WITT, City Attorney

By

*Frederick C. Conrad*  
Frederick C. Conrad, Deputy

FCC:cav  
Rev.  
7/13/71

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Bob Martinet  
Allen Hitch  
Mike Schaefer  
Mayor Frank Curran

Yeas	Nays	Excused	Absent
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JUL 15 1971

Passed and adopted by the Council of The City of San Diego on \_\_\_\_\_,  
by the following vote:

AUTHENTICATED BY:

(Seal)

FRANK CURRAN

Mayor of The City of San Diego, California.

EDWARD NIELSEN

JOHN LOCKWOOD

City Clerk of The City of San Diego, California.

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

JUL 1 1971

JUL 15 1971

~~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.

EDWARD NIELSEN

JOHN LOCKWOOD

City Clerk of The City of San Diego, California.

(Seal)

By Elfa P. Hamel, Deputy.

Office of the City Clerk, San Diego, California

Ordinance  
Number

10619

Adopted

JUL 15 1971

FORM CC-1255-A (1-70)

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ATTORNEY (S)

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

### CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

RELATING TO THE R-2 ZONE

RECEIVED  
CITY CLERK'S OFFICE  
1971 AUG-5 PM 4:35  
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 said newspaper; that the

ORDINANCE NO. 10619 (NEW SERIES)

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

July 23, 1971

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

July 23, 1971

*Patricia M. Applestill*  
(Signature)

34 1/4" \$143.85

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, SECTION 101.0400 OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE R-2 ZONE.**

BE IT ORDAINED, by the Council of The City of San Diego, as follows: Section 1. That Chapter X, Article 1, Division 4, Section 101.0400 of the San Diego Municipal Code be, and the same is hereby amended to read as follows:

**SEC. 101.0400. R-2 ZONE**

**A. PURPOSE AND INTENT**

The R-2 Zone is intended primarily for the development of one and two-family dwellings and multiple family residential structures at a maximum density of approximately 14 dwelling units per net acre. This zone will normally be applied in areas where the permitted maximum density falls within the low-medium density designation of the General Plan and of adopted community plans.

**B. PERMITTED USES**

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Schools, limited to primary, elementary, junior high and senior high.
6. Public parks and public playgrounds.
7. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
8. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Section 101.0407.
9. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
  - a. Not more than two lodgers per dwelling unit.
  - b. Boarding homes for not more than six children, including children of the operator, provided the premises has an area of not less than 6,000 square feet, and provided there is not more than one additional dwelling unit with no other boarding or lodgers on the same lot or premises.
  - c. Signs.

- (1) For each dwelling unit - one nameplate having a maximum area of one square foot.
  - (2) For apartment houses, boarding and lodging houses, churches, temples, buildings of a permanent nature used primarily for religious purposes - wall signs as defined in Section 95.0101 designating the permitted uses of the premises; provided that no such sign shall project above the parapet or eaves of the building to which affixed, nor exceed a height of 12 feet, whichever is lower. In addition, one single or double-faced freestanding sign designating the permitted uses of the premises facing or adjacent to each street abutting the property. The height of any freestanding sign shall not exceed eight feet measured vertically from the base at ground level to the apex of the sign.
  - (3) For parking lots - one single or double-faced freestanding directional sign located at each driveway. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.
  - (4) The combined total face area of all wall and freestanding signs on the premises, excluding signs designating the premises for sale, rent or lease, shall not exceed 20 square feet.
  - (5) For all premises - one single or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent or lease. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.
  - (6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
10. Any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated in "B." above and consistent with the purpose and intent of this zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

**C. SPECIAL REGULATIONS**

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator shall be erected, constructed, maintained or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

**D. DENSITY REGULATIONS**

No lot shall be occupied by more than one dwelling unit. No lot shall have more than one lot area, provided, however, that the total number of dwelling units on any lot shall not exceed four, and further provided that

the lot or premises and building or portion thereof shall comply with the following requirements and special regulations:

1. Minimum Lot Dimensions.

a. Area - 6,000 square feet.  
b. Street frontage - 60 feet, except that for any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 35 feet.

c. Width.

- (1) Interior lot - 60 feet.
- (2) Corner lot - 65 feet.

d. Depth - 100 feet.

e. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

2. Minimum Yards.

a. Front - 15 feet, except that for any portion of a lot which fronts on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum front yard shall be ten feet.

b. Side.

(1) Interior - four feet, except that for a lot having a width of 50 feet or less, the minimum interior side yards shall be three feet. The required minimum interior side yards shall be increased two feet for each story above two.

(2) Street - ten feet, except that:

(a) No street side yard shall be required for any lot having a width of 50 feet or less.

(b) For any lot wider than 50 feet, but less than 60 feet, the street side yard shall be at least one foot for every foot of fraction greater than one-half foot by which the width of such lot exceeds 50 feet.

c. Rear - 15 feet.

d. Exception. Two adjoining lots which have a common side lot line and which are developed concurrently may be developed with no side yards on the said common side lot line, provided that the opposite interior side yard is not less than eight feet, which shall be increased two feet for each story above two.

3. Maximum Coverage.

a. Interior lot coverage - 40 percent.

b. Corner lot coverage - 50 percent.

4. Maximum Building Height.

The maximum building height shall be 30 feet.

5. Other Applicable Regulations.

Other applicable property development regulations are contained in Division 8 of this Article.

F. OFF-STREET PARKING REGULATIONS

1. Every premises used for one or more of the permitted uses listed in "B." above shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:

a. For one-family dwellings - one space per dwelling.

b. For two-family dwellings and apartments - one space for each dwelling unit.

c. For boarding and lodging houses - one space for each lodger.

d. For schools - primary, elementary and junior high:

(1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium or other similar place of assembly; or

(2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium or other similar place of assembly.

e. For schools - senior high:

(1) One space for each eight students at ultimate enrollment.

(2) One space for each 1.25 staff members at full complement.

f. For churches, temples or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.

2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in "B." above is found by the Planning Commission to be a permitted use in accordance with "B.10." above, the off-street parking requirements shall be determined by the Planning Commission.

3. Off-street parking facilities shall be constructed, maintained and operated in compliance with Division 8 of this Article.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no permits for construction, alteration or repair of any building or structure which does not conform with this ordinance shall be issued unless the application and all plans therefor have been filed prior to the effective date.

Introduced on July 1, 1971.

Passed and adopted by the Council of The City of San Diego on July 15, 1971.

AUTHENTICATED BY:

FRANK CURRAN,  
Mayor of The City of San Diego, California.  
EDWARD NIELSEN,  
City Clerk of The City of San Diego, California.  
By ELFA F. HAMEL, Deputy.