ORDINANCE NO.

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, SECTION 101.0412 OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE R-3A 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 101.0412 of the San Diego Municipal Code be, and the same is hereby amended to read as follows:

SEC. 101.0412 R-3A ZONE

A. PURPOSE AND INTENT

The R-3A Zone is intended primarily for the development of multiple residential structures in the form of apartment houses at a maximum density of approximately 73 dwelling units per net acre. The provisions of this zone are designed to accommodate a wide variety of apartment developments.

This zone will normally be applied adjacent to major arterials and collector streets, shopping areas and other community facilities, and in areas where the permitted density of the zone would appropriately satisfy the objectives of medium-high density designations 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:

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- 1. One-family dwellings.
- 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. Branch public libraries.
- 10. Institutions or homes for the day or full-time care of not more than 15 children under the age of 16 years, provided there is not more than one additional dwelling unit on the same premises.
- 11. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
 - a. Not more than two lodgers per dwelling unit.
 - b. Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and

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- c. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used and clearly intended for the primary convenience of the occupants of the residential complex, including the following:
 - (1) Barber shops.
 - (2) Beauty shops.
 - (3) Communal dining facilities.
 - (4) Snack bars.
 - (5) Dry cleaning and laundry pickup agencies.
- d. 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, and child day-care facilities 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 doublefaced 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 doublefaced freestanding sign with a maximum area
 of eight square feet offering the premises
 for sale, rent or lease. Said sign shall

MICROFILMED 10622 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 or be illuminated by flashing lights.
- 12. 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, labby, 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. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall

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- area of the permitted uses.
- 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

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No lot shall be occupied by more than one dwelling unit for each 600 square feet of lot area.

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 7,000 square feet.
 - b. Street frontage 70 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 42 feet.

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- c. Width.
 - (1) Interior lot 70 feet.
 - (2) Corner lot 75 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:

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- (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 70 feet, the street side yard shall be at least one-half 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, except that the rear yard specified herein shall be increased two feet for each story above eight.
- 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.

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- a. Interior lot coverage 50 percent.
- b. Corner lot coverage 60 percent.
- 4. Other Applicable Regulations.
 Other applicable property development regulations are
 contained in Division 6 of this Article.

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F. OFF-STREET PARKING REGULATIONS

- Levery 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, provided there is not more than one dwelling unit on the premises. If there are two or more dwelling units on the premises, each one-family dwelling shall be provided with one space if the dwelling contains one bedroom or less, and 1.5 spaces if the dwelling contains two or more bedrooms.
 - b. For two-family dwellings and apartments one space for each dwelling unit containing one bedroom or less and 1.5 spaces for each dwelling unit containing two or more bedrooms.
 - 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

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- (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.
- g. For branch public libraries one space for each400 square feet of floor area.
- h. For institutions for the day or full-time care of children under the age of 16 years - one space for each two adult residents and employees.
- i. For accessory uses permitted under "B.11.c." above - one space for each 400 square feet of gross floor area.

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- 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.12." 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

Frederick C. Conrad. Deputy

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1971 JUL 14 AH11: 04	SAN DIEGO, CALIF.	Councilmen Helen Cobb Sam T. Loftin Henry L. Landt Leon L. Williams Floyd L. Morrow Bob Martinet Allen Hitch Mike Schaefer Mayor Frank Curran	Yeas	Nays	Excused	Absent		
AUTHENTICATED BY:				FRANK CURRAN Mayor of The City of San Diego, California. EDWARD NIELSEN				
			Ву	City Clerk of The City of San Diego, California. By Elfa 3. Hauel, Deputy.				
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. I	EUR	THER CERTIFY that said	ordinance was res	d in full pri	or to its final p	oassage.		
less of ea	than a	n majority of the members el ember of the Council and	ected to the Coun the public prior t	cil, and that o the day of City Cle	EDVARD N JOHN LOCK TR of The City of	lable for the consideration of printed IELSEN San Diego, Californ	ideration copy of	
	by the 10:11110 to 10:1110	I HER clapsed be seach me of each me	Councilmen Helen Cobb Sam T. Loftin Henry L. Landt Leon L. Williams Floyd L. Morrow Bob Martinet Allen Hitch Mike Schaefer Mayor Frank Curran AUTHENTICATED BY: (Seal) I HEREBY CERTIFY that the forelapsed between the day of its introd JUL 1 1971 I FURTHER CERTIFY that the less than a majority of the members eleof each member of the Council and said ordinance.	Councilmen Councilmen Yeas Helen Cobb Henry L. Landt Leon L. Williams Floyd L. Morrow Bob Martinet Allen Hitch Mike Schaefer Mayor Frank Curran AUTHENTICATED BY: (Scal) By I HEREBY CERTIFY that the foregoing ordinance elapsed between the day of its introduction and the day JUL 1 1971 I FURTHER CERTIFY that the reading of said ordinance was readless than a majority of the members elected to the Council and the public prior to said ordinance.	Councilmen Yeas Nays Helen Cobb Helen Cobb Henry L. Landt Leon L. Williams Floyd L. Morrow Bob Martinet Allen Hitch Mike Schaefer Mayor Frank Curran I HEREBY CERTIFY that the foregoing ordinance was not fine elapsed between the day of its introduction and the day of its final JUL 1 1971 I FURTHER CERTIFY that the reading of said ordinance in less than a majority of the members elected to the Council, and that of each member of the Council and the public prior to the day of said ordinance. City Cle	Councilmen Councilmen Yeas Nays Excused Helen Cobb Helen Cobb Henry L. Landt Henry L.	Councilmen Yeas Nays Excused Absent Helen Cobb Helen Cobb Henry L. Landt Henry L. Landt Henry L. Landt Henry L. Landt Henry L. Milliams Allen Hitch Mike Schaefer Mayor Frank Curran Mayor of The City of San Diego, California. EDVARD NIELSEN JOHN LOCKTOOP City Clerk of The City of San Diego, California. By Least J. Jacket I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar of clapsed between the day of its introduction and the day of its final passage, to wit, on JUL 1 1971 I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote less than a majority of the members elected to the Council, and that there was available for the consist of each member of the Council and the public prior to the day of its passage a written or printed said ordinance. EDVARD NIELSEN City Clerk of The City of San Diego, California of the Council and the public prior to the day of its passage a written or printed said ordinance. EDVARD NIELSEN City Clerk of The City of San Diego, California of the Council and the public prior to the day of its passage a written or printed said ordinance.	

Office of the City Clerk, San Diego, California

Ordinance Number ...

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ATTORNEY (5)

* 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-3A ZONE

CITY CLERK'S OFFICE

1971 AUG - 5 PN 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 clerkof said newspaper; that the

ORDINANCE NO. 10622 (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

(Signature) U

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AN ORDINANCE AMENDING CHAPTER X. ARTICLE: I DEVERON.

SECTION 101.0412 OF THE SAN DIEGO MUNICIPAL CODE RELATING. TO THE RAA ZONE

BE IT. ORDAINED, by the Council of The City of San Diego, as follows: Section: I That Chapter X. Article: I. Divinon: 4. Section: 11.0412 of the San Diego Municipal. Code ba, and the same is hereby amended to read as follows:

SEC. 10.0412 R.AA ZONE

A PURPOSE AND INTENT

The R-AA ZONE intended primerily for the development of multiple residential structures in the form of apartment houses at a maximum density of approximately 73 designing under the care. The sancting of this zone are designed to accommodate a wide variety, of apartment developments. This zone will normally be applied adjacent to major arterials and collector streets, shopping areas and other community facilities, and in areas where the permitted density of the zone would appropriately satisfy the objectives of medium-high density designations of adopted community plans.

B. PARIITTED USE improvement or portion thereof shall be sected, constructed, converted, established, altered or enlarged, nor shall any low 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 by used for law temporary residence of persons for less than one week.

4. Boarding and lodging houses.

5. Schools, limited to primary, semestary, juntor high and seminary for religious purposes.

5. Temporary real estate sales offices and model houses in new divisions, subject to the limitations as set forth in Section 101.0407.

8. Franch public libraries.

10. Institutions or homes for the day or full-time care of not more than than one additional dwelling unit on the same premises.

11. Accessory uses customarily incidental to any of the foregoing gas mitted uses, including the following:

12. Beauty along.

13. Beauty along.

14. Bear of the primary convenience of the occupants of the residential complexes, containing a less than 80 dwe (5) Dry cleaning and mundry pickup agencies.

(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, and child day-care facilities—well 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 last, around level to the apex of the sign. meined total face area of all well and received in the premises, excluding signs designating the premises one single or double-faced of square feet. I premises—one single or double-faced freestanding the amaximum area of eight square feet offering the score, said, sign shall not exceed a of four feet measured vertically from the base at level in the apex of the sign. Such sign may be anywhere on the premises. Signs permitted herein may be lighted; however contain visibly moving parts or be illuminated

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or other similar interior area. However, neith regulations shall be applicable to accessor, the outdoor, recreational activities. No sagna, disp or other similar interior area. However, neither of the invegorital regulations shall be applicable to accessory uses exclusively may rear outdoor recreational activities. No signs, displays or advertising relating to accessory uses shall be visible from any street. The combined gross floor area of all accessory, uses acclusing outdoor recreivational facilities, on say premises shall occupy not more than 600 percent of the gross floor area of the permitted uses.

2. No machanical equipment, tank, duct, sevator, exclusive, conling tower or machanical ventilesce shall be reacted, constructed, major tained or altered anywhere in the premises unless all such equipment and appurtenences are contained within a completely analyse penthouse or other portion of a building having walls and configuration of outlets anywhere in the premises unless all such equipment and appurtenences are contained within a completely analyse 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 600 square feet of lot area.

E. PROPERTY DEVELOPMENT REGULATIONS
No building or portion thereof shall be erected, constructed, converged, established, altered, enlarged, nor shall any lot or premises he used utilizes the lot or premises and building or portion thereof shall compily with the following requirements and special regulations:

1. Minimum Lot Dimensions.
2. Area—7.000 square feet.
3. Street frontage—70 feet.
4. Sevent frontage—70 feet.
4. Sevent frontage—70 feet.
4. Depth—100 feet.
5. Set.
6. Exception Any let which qualifies under the definition of substitute with the minimum lot dimensions specified berein may nevertibles be used as permitted and otherwise required in any nevertibles be used as permitted and otherwise required by the groving specified berein may nevertible to this more.

2. Minimum Faria:

a. Front—15 feet, except that for any portion of a let which fronts on a turnaround or on a curving street having a reduce of curvalure 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 70 feet, the street side yard shall be at less tone-half foot for every foot or fraction greater than one-half foot by which the width of such lot except shall be less than 50 feet.

Rear—15 feet, except that the rear yard specified herein shall be increased two feet for each story above eight.

Exception. Two adjoining lots which have a common side tot line and which are developed concurrently may be developed with zero side yards on the self common side tot 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. maintained of street parting spece is a parking argue on the sums principles as object. Provided there is not more used to the provided there is not more used in the principles of the constant of the received there is not more used in the provided with one spece if the dwelling contains one bedrooms period with one spece if the dwelling contains one bedrooms bedrooms.

b. For two-family dwellings and apartments—one space for each dwelling unit containing one bedroom or less and 15 spaces for each dwelling unit containing one bedroom or less and 15. spaces for each dwelling unit containing one bedroom or less and 15. spaces for each dwelling unit containing one bedroom or fees and 15. spaces for each dwelling unit containing one bedroom or fees and 15. spaces for each dwelling unit containing one bedroom or fees and 15. spaces for each dwelling unit containing one bedroom or more bedroom.

c. For hoarding and lodging bouse—one space for each indept of the space of seembly; or

(2) One space for each 25 square feet of floor area used for saming in the school sudiscrium, gymnasium or other similar place of seembly.

e. For achools—enter high:

(1) One space for each 125 staff members at full complement.

(2) One space for each 125 staff members at full complement in the staff of the space of the space of a sembly.

For churches, temples or buildings of a permanent nature issue primarily for religious jurposes—one space for each 35 square feet of for such 400 square feet of gross floor great.

h. For institutions for the day or full-time care of children under the age of 15 years—one space for each 450 square feet of gross floor great.

For accessory uses permitted under "Bill.C." above to great the age of 15 years—one space for each 450 square feet of gross floor great.

Years—one space for each under the speciments of these off-street parking requirements or when any use not specified in "B." shows is found by the Planning Commission to be a permitted use in second with this ordinary repair of any building or str