

ORDINANCE NO. 10665 AUG 26 1971  
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 4, SECTION 101.0410 OF THE SAN DIEGO  
MUNICIPAL CODE RELATING TO THE R-2A 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  
101.0410 of the San Diego Municipal Code be, and the same is hereby  
amended to read as follows:

SEC. 101.0410 R-2A ZONE

A. PURPOSE AND INTENT

The R-2A Zone is intended primarily for the development of  
residential structures in the form of apartment houses at a  
maximum density of approximately 29 dwelling units per net acre.  
The provisions of the zone are basically designed to accommodate  
walk-up, low-rise apartments. This zone will normally be  
applied in close proximity to community facilities and where  
the permitted density of the zone would appropriately satisfy  
the objectives of low-medium and medium 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:

1. One-family dwellings.
2. Two-family dwellings.

3. Apartments 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 lot or 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. Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts,

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putting greens, exercise rooms and sauna and steam baths.

d. 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.

e. 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 or exceed a height of 12 feet, whichever is lower. In addition, one single or double-faced freestanding sign designating

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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.

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(6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts or 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. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor area of the permitted uses.
2. No mechanical equipment, tank, duct, elevator enclosure, cooling tower or mechanical ventilator

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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 1,500 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 - 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.

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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

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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, 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.

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

4. Maximum Driveway Width.

No driveway shall exceed a width of 25 feet measured at the property line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 50 feet of frontage of the premises; the said on-street parking space being not less than 20 feet

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in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the City Manager if such alternative will result in a maximum number of on-street parking spaces being provided.

5. Landscaping.

Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total area included in the required front and street side yards. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping," 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 Sections 101.0504 and 101.0505. Required landscaping and required watering system shall be installed prior to the use

R-2A Zone

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of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

6. 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, 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 1.3 spaces if the dwelling contains one bedroom or less, and 1.6 spaces if the dwelling contains two or more bedrooms.
- b. For two-family dwellings and apartments - 1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 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:

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- (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.
- g. For accessory uses permitted under provisions of "B.9.d." above - one space for each 400 square feet of gross floor area.

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

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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

  
MICROFILMED Frederick C. Conrad, Deputy

rCC:cav  
5/3/71

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Passed and adopted by the Council of The City of San Diego on AUG 26 1971,  
 by the following vote:

Councilmen	Yeas	Nays	Excused	Absent
Helen Cobb	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Schaefer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.  
EDWARD NIELSEN  
~~JOHN LOCKWOOD~~  
 City Clerk of The City of San Diego, California.

(Seal)

By Judith A. Dillon, 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 5 1971, and on AUG 26 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 Judith A. Dillon, Deputy.

RECEIVED  
 CITY CLERK'S OFFICE  
 1971 AUG -4 PM 4:40  
 SAN DIEGO, CALIF. *ms*

FORM OC-1255-A (1-70)

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Office of the City Clerk, San Diego, California	
Ordinance Number	10665
Adopted	AUG 26 1971

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ATTORNEY (S)

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1971 OCT 21 PM 4:50

SAN DIEGO, CALIF.

\*  
City of San Diego  
202 C Street  
Community Concourse  
San Diego, California 92101

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

MUNICIPAL CODE RELATING TO THE R-2A ZONE

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

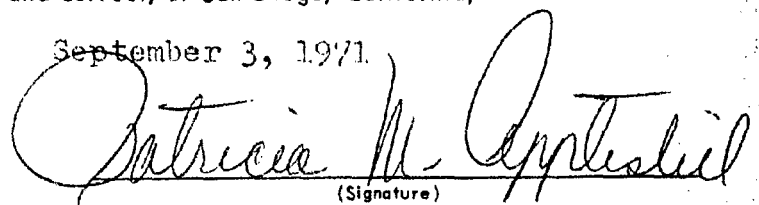
ORDINANCE NO. 10665 (NEW SERIES)

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

September 3, 1971

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

September 3, 1971.

  
(Signature)

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4 1/2"

\$ 178.50

ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, SECTION 101.0110 OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE R-2A ZONE  
BE AN ORDINANCE of the Council of the City of San Diego, as follows:  
Section 101.0110 of the San Diego Municipal Code, Chapter X, Article 1, Division 4, Section 101.0110 of the

San Diego Municipal Code be, and the same is hereby amended to read as follows:

SEC 101.0110 R-2A ZONE  
PURPOSE AND INTENT

The R-2A Zone is intended primarily for the development of residential structures in the form of apartment houses at a maximum density of approximately 20 dwelling units per net acre. The provisions of the zone are specifically designed to accommodate walk-up, low-rise apartments. This zone will normally be applied in close proximity to community facilities that provide the permitted density of the zone would appropriately satisfy the objectives of low-medium and medium density designations of adopted sustainability plans.

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 houses for not more than six children, including children of the operator, provided the lot or 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. Recreational and health facilities which are designed, used and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting green, exercise rooms and saunas and steam baths.
  - d. Service establishments in residential complexes containing not less than 20 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.

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 05.0101, including the permitted uses of the premises, provided that no sign shall project above the parapet or eaves of the building in 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 top 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 or 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 1-9 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.

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. The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor 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 structure or other portion of a building having walls and roofs with construction and appearance similar to the main building.

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**D. DENSITY REGULATIONS**

No lot shall be occupied by more than one dwelling unit for each 1,600 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—8,000 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 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, 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.**

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

**4. Maximum Driveway Width.**

No driveway shall exceed a width of 25 feet measured at the property line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 50 feet of frontage of the premises; the said on-street parking space being not less than 20 feet in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the City Manager if such alternative will result in a maximum number of on-street parking spaces being provided.

**5. Landscaping.**

Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total area included in the required front and street side yards. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards—Landscaping," 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 Sections 101.0504 and 101.0505. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

**6. 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, 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 1.3 spaces if the dwelling contains one bedroom or less, and 1.6 spaces if the dwelling contains two or more bedrooms.
  - b. For two-family dwellings and apartments—1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 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
    - (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 accessory uses permitted under provisions of "B.9.d." above—one space for each 400 square feet of gross floor area.
- 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 permit 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 August 5, 1971.  
Passed and adopted by the Council of The City of San Diego on August 26, 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 JUDITH A. DILLON, Deputy

(SEAL)  
Published September 3, 1971

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