

10668

AUG 26 1971

ORDINANCE NO. _____
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, SECTION 101.0413 OF THE SAN DIEGO
MUNICIPAL CODE RELATING TO THE R-4 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
101.0413 of the San Diego Municipal Code be, and the same is
hereby amended to read as follows:

SEC. 101.0413 R-4 ZONE

A. PURPOSE AND INTENT

The R-4 Zone is intended to designate areas where high-
density residential development may take place in conformance
with the General Plan. This zone will normally be applied
adjacent to major transportation routes and supporting com-
munity facilities of a commercial, institutional or recreational
nature.

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.

MICROFILMED

APR 28 1978

00236

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. Offices for psychologists, social workers, religious practitioners, doctors and dentists, provided that no overnight patients are permitted, and further provided that not more than two such professional persons and not more than three employees of each, shall be engaged in such work on the premises.
12. Electric distribution substations and communication equipment buildings for service of the immediate district provided:
 - a. That all equipment is within a walled area;
 - b. That yard and setback requirements are complied with; and

MICROFILMED

APR 28 1978

-2-

10668

00237

c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.

13. 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 lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.

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 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.

MICROFILMED

APR 28 1978

-3-

10668

00238

- (2) For apartment houses, boarding and lodging houses, churches, temples, buildings of a permanent nature used for religious purposes, child day-care facilities, office for psychologists, social workers, religious practitioners, doctors and dentists - 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.

MICROFILMED

APR 28 1978

-4-

10668

00239

- (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 40 square feet or one-tenth of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area, provided that the sign on any one street frontage need not be less than eight square feet in area.
- (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.

14. 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.

MICROFILMED

APR 28 1978

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 20 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 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 400 square feet of lot area.

MICROFILMED

APR 28 1978

-6-

10668

00241

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.
- 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

MICROFILMED

APR 28 1978

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 one foot for each story above two, but need not exceed ten feet.

(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 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 - ten feet, except that the rear yard shall be 15 feet if the lot is 110 feet or more in depth. These yards shall be increased by 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

MICROFILMED

APR 28 1978

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 - 50 percent.
 - b. Corner lot - 60 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.

MICROFILMED

-10-

10668

00245

APR 28 1978

- b. For premises containing two or more dwelling units - 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 branch public libraries - one space for each 400 square feet of floor area.

MICROFILMED

APR 28 1978

-11-

10668

00246

- 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 offices of psychologists, social workers, religious practitioners, doctors and dentists - one space for each 300 square feet of gross floor area utilized for such purposes.
 - j. For accessory uses permitted under provisions of "B.13.c." 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.14." 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.

G. SPECIAL EXCEPTIONS

- 1. The regulation of Section 101.0413 relative to maximum driveway width as set forth in "E.4." above, landscaping as set forth in "E.5." above and the prohibition against parking in the front yard as set forth in Section 101.0300, paragraph 17, shall not be applicable to interior lots which have no alley frontage and which:

MICROFILMED

APR 28 1978

-12-

10668

00247

- a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-4 Zone on Sept 25 1971; or
- b. Are a combination of contiguous lots or parcels joined in ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-4 Zone on Sept 25 1971.

2. Notwithstanding the provisions of "G.1." above, the excepted lots referred to in "G.1." above shall be subject to the following regulation relative to landscaping:

That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

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

MICROFILMED

FCC:cav
8/3/71

APR 28 1978

-13-

10668

00248

AUG 26 1971

Passed and adopted by the Council of The City of San Diego on _____, 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. Diller*, 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

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. Diller* Deputy.

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

FORM CC-1255-A (1-70)

Office of the City Clerk, San Diego, California	
Ordinance Number	10668
Adopted	AUG 26 1971

MICROFILMED
APR 28 1978

00249

ATTORNEY (S)

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

RECEIVED
CITY CLERK'S OFFICE
1971 SEP 30 PM 12:19
SAN DIEGO, CALIF.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

MUNICIPAL CODE RELATING TO THE R-4 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

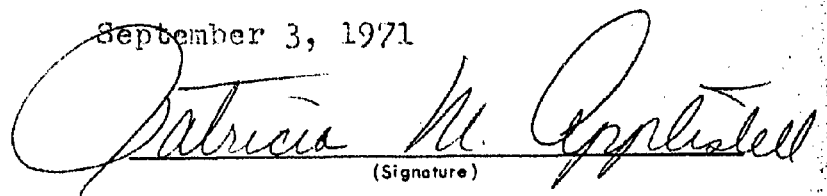
ORDINANCE NO. 10668 (NEW SERIES)

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)

00250 50" \$ 210.00

ORDINANCE NO. 11
(NEW SERIES)

10668

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, SECTION 101.0413 OF THE SAN DIEGO MUNICIPAL CODE RELATING TO THE R-4 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 101.0413 of the San Diego Municipal Code be, and the same is hereby amended to read as follows:

SEC 101.0413 R-4 ZONE

A. PURPOSE AND INTENT

The R-4 Zone is intended to designate areas where high-density residential development may take place in conformance with the General Plan. This zone will normally be applied adjacent to major transportation routes and supporting community facilities of a commercial, institutional or recreational nature.

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. 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. Offices for psychologists, social workers, religious practitioners, doctors and dentists, provided that no overnight patients are permitted, and further provided that not more than two such professional persons and not more than three employees of each, shall be engaged in such work on the premises.
12. Electric distribution substations and communication equipment buildings for service of the immediate district provided:
 - a. That all equipment is within a walled area;
 - b. That yard and setback requirements are complied with; and
 - c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.
13. 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 lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
 - 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 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 for religious purposes, child day-care facilities, office for psychologists, social workers, religious practitioners, doctors and dentists—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 40 square feet or one-tenth of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area, provided that the sign on any one street frontage need not be less than eight square feet in area.
 - (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.
14. 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 20 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 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 400 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.
- 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 one foot for each story above two, but need not exceed ten feet.
 - (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, street side yard shall be at least one-half foot, plus one foot or fraction greater than one-half foot by which the width of such lot exceeds 50 feet.
- c. Rear—ten feet, except that the rear yard shall be 15 feet if the lot is 110 feet or more in depth. These yards shall be increased by two feet for each story above eight.
- d. Exception. Two adjoining lots which have a common side 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—30 percent.
- b. Corner lot—60 percent.

4. Maximum Driveway Width.

No driveway shall exceed a width of 25 feet measured at property line and there shall be no less than 45 feet measured to 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 any 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 for 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 per-

manently 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 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, provided there is not more than one dwelling unit on the premises.

b. For premises containing two or more dwelling units—1.3 spaces for each dwelling unit containing one bedroom or less and 1.8 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 branch public libraries—one space for each 400 square feet of floor area.

h. For institutions for the day or full-time care of children under the age of 18 years—one space for each two adult residents and employees.

i. For offices of psychologists, social workers, religious practitioners, doctors and dentists—one space for each 300 square feet of gross floor area utilized for such purposes.

j. For accessory uses permitted under provisions of "H.13.c." 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.14." 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.

G. SPECIAL EXCEPTIONS

1. The regulation of Section 101.0413 relative to maximum driveway width as set forth in "E.4." above, landscaping as set forth in "E.5." above and the prohibition against parking in the front yard as set forth in Section 101.0800, paragraph 17, shall not be applicable to interior lots which have no alley frontage and which are:

a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-4 Zone on Aug. 25, 1971; or

b. Are a combination of contiguous lots or parcels joined in ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-4 Zone on Aug. 25, 1971.

2. Notwithstanding the provisions of "G.1." above, the excepted lots referred to in "G.1." above shall be subject to the following regulation relative to landscaping:

That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

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 August 5, 1971.

Passed and adopted by the Council of The City of San Diego on August 28, 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 Sept. 3, 1971.

K-295

00252

page 2 of 2