

ORDINANCE NO. 10875  
(New Series)

JUL 20 1972

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:

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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 boarders or lodgers on the same lot or premises.

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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 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.

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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.

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 the interior side yard specified herein shall be increased three feet for each story above two.
- (2) Street - 10 feet, except that the minimum shall be:

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- (a) Nine feet for any lot having a width of 45 feet but less than 50 feet;
  - (b) eight feet for any lot having a width of 40 feet but less than 45 feet;
  - (c) seven feet for any lot having a width of 35 feet but less than 40 feet;
  - (d) six feet for any lot having a width of 30 feet but less than 35 feet;
  - (e) five feet for any lot having a width of less than 30 feet.
- c. Rear - 15 feet, except that the rear yard specified herein shall be increased three feet for each story above two.
  - 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 three feet for each story above two.
3. Maximum Coverage.
- a. Interior lot coverage - 40 percent.
  - b. Corner lot coverage - 50 percent.

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4. Maximum Building Height.

The maximum building height shall be 30 feet.

5. 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.

6. 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

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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 Chapter X, Article 1, Division 5 of the San Diego Municipal Code. 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.

7. 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 one-family dwellings 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.
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 August 6, 1972.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad, Chief Deputy

FCC:jh  
Rev: 07/13/72  
R-2 Zone

SAN DIEGO, CALIF.  
1972 JUL 14 PM 3:19  
CITY CLERK'S OFFICE  
RECEIVED  
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01132  
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JUL 20 1972

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

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maureen F. O'Connor	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd L. Morrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jim Bates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON  
Mayor of The City of San Diego, California.

EDWARD NIELSEN  
City Clerk of The City of San Diego, California.

(Seal)

By *Harvey M. Noel*, 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 6 1972

JUL 20 1972

and on \_\_\_\_\_

~~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  
City Clerk of The City of San Diego, California.

(Seal)

By *Harvey M. Noel*, Deputy.

RECEIVED  
CITY CLERK'S OFFICE  
1972 JUN -6 AM 10:04  
SAN DIEGO, CALIF.

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Office of the City Clerk, San Diego, California

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Ordinance Number 10875 Adopted JUL 20 1972

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RECEIVED  
CITY CLERK'S OFFICE

ATTORNEY (S)

1972 AUG 18 AM 10:11

SAN DIEGO, CALIF

\*  
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

I, Patricia M. Applestill hereby certify that San Diego 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. 10875

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

July 27, 1972

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

July 27, 1972

*Patricia M. Applestill*  
(Signature)

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## ORDINANCE NO. 10875

(New Series)

### 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 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.

(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 85.0101 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 roof 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 6,000 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 6,000 square feet may be occupied by two dwelling units.

## 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 the interior side yard specified herein shall be increased three feet for each story above two.

(2) Street—10 feet, except that the minimum shall be:

(a) Nine feet for any lot having a width of 45 feet but less than 50 feet;

(b) eight feet for any lot having a width of 40 feet but less than 45 feet;

(c) seven feet for any lot having a width of 35 feet but less than 40 feet;

(d) six feet for any lot having a width of 30 feet but less than 35 feet;

(e) five feet for any lot having a width of less than 30 feet.

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

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 yards is not less than eight feet, which shall be increased three 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. 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.

### 6. 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 Chapter X, Article 1, Division 5 of the San Diego Municipal Code. 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.

### 7. 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 one-family dwellings 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.



...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.10" 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 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 August 6, 1972.

Introduced on July 8, 1972.  
Passed and adopted by the Council of The City of San Diego on July 30,

AUTHENTICATED BY:

PETE WILSON  
Mayor of The City of San Diego, California.  
EDWARD NIELSEN  
City Clerk of The City of San Diego, California.  
By KATHRYN M. NOE, Deputy

SEAL  
Witnessed July 27, 1972

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