

ORDINANCE NO. 10931
(New Series)

SEP 28 1972

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE
BY ADDING SECTION 101.0410.1 RELATING TO
THE R-2B ZONE.

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

Section 1. That Chapter X, Article 1, Division 4, of the
San Diego Municipal Code be amended by adding Section 101.0410.1
to read as follows:

SEC. 101.0410.1 R-2B ZONE

A. PURPOSE AND INTENT

The R-2B Zone is intended primarily for the development
of residential structures in the form of single-family, two-
family and multi-family housing units at a maximum density
of approximately 36 dwelling units per net acre. The provisions
of this zone are specifically designed to accommodate and
encourage low-rise single-family, two-family and multi-family
housing development in a manner that will be compatible with
existing and future detached dwellings and low-density
residential development with regard to building height and
bulk, lot coverage and density.

It is further intended that this zone be applied as a
remedial measure to those areas of the City of San Diego which
have already been subdivided into lots which are generally no
larger than the minimum size requirements set forth in
paragraph "E.", and to which application of the R-2 Zone
is unnecessarily restrictive.

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It is also intended that this zone will permit residential densities which, while not placing an excessive burden on existing adequate community facilities, will conform to the objectives of the medium residential density as projected in both the PROGRESS GUIDE AND GENERAL PLAN OF THE CITY OF SAN DIEGO and the adopted community plan for the area to which the zone is applied.

B. PERMITTED USES

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged or used, 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. Multi-family housing containing not more than four dwelling units but excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Public parks and public playgrounds.
6. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Section 101.0407.
7. 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 multi-family houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms and sauna and steam baths.
- c. Signs.
 - (1) For each dwelling unit - one nameplate with a maximum area of one square foot.
 - (2) For apartment houses, boarding and lodging houses - 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.
 - (3) For parking lots - one single or double-faced, unlighted, 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 ten 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 shall not be illuminated nor shall any such sign contain visibly moving parts.
8. 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 use or 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 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 1,200 square feet of lot area; provided, however, that the total number of dwelling units on any lot shall not exceed four.

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 - 2,400 square feet.
 - b. Street frontage - 30 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 18 feet.
 - c. Width.
 - (1) Interior lot - 30 feet.
 - (2) Corner lot - 40 feet.
 - d. Depth - 80 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; provided, however, that not more than one dwelling unit per lot shall be allowed in this zone if the lot dimensions or area are less than that specified herein as a legal building site.

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; provided, however, that the front yard specified herein shall be increased three feet for each story over two; and further provided, that dedicated public pedestrian thoroughfares such as "courts" and "places" may be considered as public streets for the purpose of determining required front yards; and further provided, that where any front yard immediately adjoins, and is parallel to, a dedicated public beach, public park or public recreation area or which immediately adjoins, and is parallel to, a dedicated public pedestrian-oriented thoroughfare which in turn

immediately adjoins and is parallel to a dedicated public beach, public park or public recreation area, such front yard shall be a minimum of ten feet and shall be increased five feet for each story above two; and still further provided, that for any lot which immediately adjoins a dedicated public beach, public park or public recreation area or which immediately adjoins a dedicated public pedestrian-oriented thoroughfare which in turn immediately adjoins, and is parallel to, a dedicated public beach, public park or public recreation area, that any front yard of said lot which immediately adjoins, and is parallel to, any dedicated public vehicular thoroughfare known as a "lane" or a "way" such front yard shall be a minimum of two feet and shall be increased three feet for each story above two; and finally provided, that where any other front yard immediately adjoins any dedicated public vehicular thoroughfare known as a "lane" or a "way" such front yard shall be a minimum of five feet and shall be increased five feet for each story over two.

b. Side.

- (1) Interior - three feet, except that for any lot of more than 50 feet in width the minimum shall be four feet; provided, however, that the interior side yard specified herein shall be increased two feet for each story above two.
- (2) Street - five feet, except for any lot of more than 50 feet in width the minimum shall be ten feet; provided, however, that all street side yards specified herein shall be increased three feet for each story over two; and, further provided, that:
 - (a) For any side yard immediately adjoining a dedicated public pedestrian thoroughfare such as a "court" or "place" which, in turn, runs perpendicular to any adjoining dedicated public beach, public park or public recreational area, such yard shall be a minimum of 15 feet.
 - (b) Rear - ten feet, except that the rear yard specified herein shall be increased three feet for each story above two; provided, however, that where any rear

yard immediately adjoins, and is parallel to, a dedicated public beach, public park or public recreation area or which immediately adjoins, and is parallel to, a dedicated public pedestrian-oriented thoroughfare which in turn immediately adjoins, and is parallel to, a public beach, public park or public recreation area, such rear yard shall be a minimum of ten feet and shall be increased five feet for each story above two.

- (c) 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 six feet for lots of 50 feet or less in width and eight feet for lots of more than 50 feet in width and, provided further, that all such yards shall increase three feet for each story above two.

3. Maximum coverage.
 - a. Interior lot coverage - 50 percent.
 - b. Corner lot coverage - 60 percent.
4. Building height limit. The maximum building height shall be 35 feet or three stories; whichever is lower; provided, however, that the maximum height of the floor of the highest level within the structure shall not exceed a maximum of 20 feet above finished grade level.
5. Maximum driveway width. No driveway providing vehicular access to any lot from a major or collector street 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. Further, provided, that vehicular access to any lot shall not be gained from any major or collector street where vehicular access to any such lot may be gained from another public street or alley or other public vehicular way.

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 premise, the entire required front and street side yards shall be suitably landscaped, except 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. Any portion of a yard adjacent to a public walk, a beach, park or recreational area, shall be landscaped as though it were a front yard. Provided further, however, when only one side of a property abuts a street or alley and is classified as a front yard, the front yard landscaping requirements may be reduced by the Zoning Administrator to ten percent of the required front yard if in his discretion, the reduction is necessary in order to make it feasible for the applicant to be able to comply with the required parking regulations set forth in this Code. 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 Municipal Code. Required landscaping and required watering systems 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. Trash collection areas.

- a. Enclosed trash collection areas shall be provided for each lot.
- b. Such areas shall be required to be screened by a solid fence or wall so as to be hidden from public view.
- c. The minimum height of such enclosures shall be four feet or where commercial-type containers are used, not less than the height of said container, whichever is higher; provided, however, where interior side yards are utilized, solid fences or walls of not less than five feet nor

more than six feet in height shall be placed between said trash collection areas and the immediately adjoining premises.

- d. The minimum area provided shall be as follows:
 - (1) Eight square feet per dwelling unit; and
 - (2) four square feet per boarding or lodging unit.
 - e. The square footage requirements set forth in this paragraph shall not be computed as lot coverage.
 - f. Such enclosures shall not be placed, situated or located in such a manner so as to interfere with the normal or emergency functions of service vehicles of public agencies.
8. Floor area ratio. The maximum floor area ratio shall be 0.90; provided, however, that any portion of the first floor shall be exempt from the provisions of paragraph "E.8." if said portion is reserved exclusively for the accommodation of required off-street parking.
9. Other applicable regulations. Other applicable property 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 - 2.0 spaces for any such dwelling unit, provided that there is not more than one dwelling unit on the premises.
 - 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 or lodging houses - 1.5 spaces for each boarding or lodging unit or room.
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.8." 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.

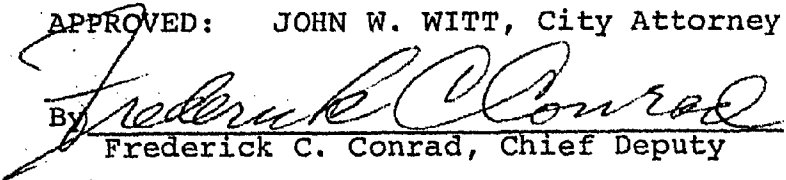
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Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: JOHN W. WITT, City Attorney

By


Frederick C. Conrad, Chief Deputy

MICROFILMED MAY 1 1978

FCC:nr
8-28-72

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Passed and adopted by the Council of The City of San Diego on SEP 28 1972,
 by the following vote:

RECEIVED
 CITY CLERK'S OFFICE
 1972 AUG 29 AM 8:39
 SAN DIEGO, CALIF

Councilmen	Yeas	Nays	Excused	Absent
Gil Johnson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Bates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Kathryn M. Nol, 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 SEP 14 1972, and on SEP 28 1972.

~~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 Kathryn M. Nol, Deputy.

MICROFILMED
 MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number 10931 Adopted SEP 28 1972

ATTORNEY (S)

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

RECEIVED
1972 OCT 12 11:15
SAN DIEGO.

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

R-2b 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 NUMBER 10931

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

October 5, 1972

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

October 5, 1972

Patricia M. Applestill
(Signature)

Ord 10931

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0-11-72

ORDINANCE NO. 10931

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTION 101.0410.1 RELATING TO THE R-2B ZONE.

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

Section 1. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be amended by adding Section 101.0410.1 to read as follows:

SEC. 101.0410.1 R-2B ZONE

A. PURPOSE AND INTENT

The R-2B Zone is intended primarily for the development of residential structures in the form of single-family, two-family and multi-family housing units at a maximum density of approximately 36 dwelling units per net acre. The provisions of this zone are specifically designed to accommodate and encourage low-rise single-family, two-family and multi-family housing development in a manner that will be compatible with existing and future detached dwellings and low-density residential development with regard to building height and bulk, lot coverage and density.

It is further intended that this zone be applied as a remedial measure to those areas of the City of San Diego which have already been subdivided into lots which are generally not larger than the minimum size requirements set forth in paragraph "E," and to which application of the R-2 Zone is unnecessarily restrictive.

It is also intended that this zone will permit residential densities which, while not placing an excessive burden on existing adequate community facilities, will conform to the objectives of the medium residential density as projected in both the PROGRESS GUIDE AND GENERAL PLAN OF THE CITY OF SAN DIEGO and the adopted community plan for the area to which the zone is applied.

B. PERMITTED USES

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered, or enlarged or used, 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. Multi-family housing containing not more than four dwelling units but excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Public parks and public playgrounds.
6. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Section 101.0407.
7. 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 multi-family housing, boarding and lodging houses, including tennis courts, parking greens, exercise rooms and sauna and steam baths.
- c. Signs.

- (1) For each dwelling unit—one nameplate with a maximum area of one square foot.
- (2) For apartment houses, boarding and lodging houses—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 attached or exceed a height of 12 feet, whichever is lower.
- (3) For parking lots—one single or double-faced, unlighted, 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 ten 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 shall not be illuminated nor shall any such sign contain visibly moving parts.

8. 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 use or 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 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 1,200 square feet of lot area; provided, however, that the total number of dwelling units on any lot shall not exceed four.

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—2,400 square feet.

b. Street frontage—30 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 18 feet.

c. Width.

(1) Interior lot—30 feet.

(2) Corner lot—40 feet.

d. Depth—50 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, provided, however, that not more than one dwelling unit per lot shall be allowed in this zone if the lot dimensions or area are less than that specified herein as a legal building site.

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; provided, however, that the front yard specified herein shall be increased three feet for each story over two; and further provided, that dedicated public pedestrian thoroughfares such as "courts" and "places" may be considered as public streets for the purpose of determining required front yards; and further provided, that where any front yard immediately adjoins and is parallel to a dedicated public beach, public park or public recreation area or which immediately adjoins and is parallel to a dedicated public pedestrian-oriented thoroughfare which in turn immediately adjoins and is parallel to a dedicated public beach, public park or public recreation area, such front yard shall be a minimum of ten feet and shall be increased five feet for each story above two; and still further provided that for any lot which immediately adjoins a dedicated public beach, public park or public recreation area or which immediately adjoins a dedicated public pedestrian-oriented thoroughfare which in turn immediately adjoins and is parallel to a dedicated public beach, public park or public recreation area, that any front yard of said lot which immediately adjoins and is parallel to any dedicated public vehicular thoroughfare known as a "lane" or a "way" such front yard shall be a minimum of two feet and shall be increased three feet for each story above two; and finally provided, that where any other front yard immediately adjoins any dedicated public vehicular thoroughfare known as a "lane" or a "way" such front yard shall be a minimum of five feet and shall be increased five feet for each story over two.

b. Side.

(1) Interior—three feet, except that for any lot of more than 50 feet in width the minimum shall be four feet; provided, however, that the interior side yard specified herein shall be increased two feet for each story above two.

(2) Street—five feet, except for any lot of more than 50 feet in width the minimum shall be ten feet; provided, however, that all street side yards specified herein shall be increased three feet for each story over two; and, further provided, that:

(a) For any side yard immediately adjoining a dedicated public pedestrian thoroughfare such as a "court" or "place" which, in turn, runs perpendicular to any adjoining dedicated public beach, public park or public recreational area, such yard shall be a minimum of ten feet.

(b) Rear—ten feet, except that the rear yard specified herein shall be increased three feet for each story above two; provided, however, that where any rear yard immediately adjoins and is parallel to a dedicated public beach, public park or public recreation area or which immediately adjoins and is parallel to a dedicated public pedestrian-oriented thoroughfare which in turn immediately adjoins and is parallel to a public beach, public park or public recreation area, such rear yard shall be a minimum of ten feet and shall be increased five feet for each story above two.

(c) 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 six feet for lots of 50 feet or less in width and eight feet for lots of more than 50 feet in width and, provided further, that all such yards shall increase three feet for each story above two.

3. Maximum coverage.

a. Interior lot coverage—50 percent.

b. Corner lot coverage—60 percent.

4. Building height limit. The maximum building height shall be 55 feet or three stories, whichever is lower; provided, however, that the maximum height of the floor of the highest level within the structure shall not exceed a maximum of 20 feet above finished grade level.

5. Maximum driveway width. No driveway providing vehicular access to any lot from a major or collector street 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. Provided, further, that vehicular access to any lot shall not be gained from any major or collector street where vehicular access to any such lot may be gained from another public street or alley or other public vehicular way.

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 parcel, the entire required front and street side yards shall be suitably landscaped, except 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. Any portion of a yard adjacent to a public walk, a beach, or a recreational area shall be landscaped as though it were a front yard. Provided further, however, when only one side of a parcel abuts a street or alley and is classified as a front yard, the landscaping requirements may be reduced by the Zoning Administrator to ten percent of the required front yard if, in the discretion, the reduction is necessary in order to make it possible for the applicant to be able to comply with the required landscaping regulations set forth in this Code. Prior to the issuance of a building permit, a complete landscaping plan shall be submitted to the Zoning Administrator for approval and the plan shall be in conformance with the standards adopted by the Planning Commission as set forth in this document entitled "Standards for Landscaping".

and maintained standards for landscaping on lots in the City of San Diego. The Planning Department Substantial Compliance Unit shall be subject to appeal in the manner set forth in Chapter 12, Article 5, Division 6, of the Municipal Code. Required landscaping for all premises 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. Trash collection areas.
- a. Enclosed trash collection areas shall be provided for each dwelling unit.
 - b. Such areas shall be required to be screened by a solid fence or wall so as to be hidden from public view.
 - c. The minimum height of such enclosures shall be four feet where commercial-type containers are used, not less than the height of said container, whichever is higher; provided, however, where interior side yards are utilized, solid fences or walls shall not be less than five feet nor more than six feet in height between said trash collection areas and the immediate adjoining premises.
 - d. The minimum area provided shall be as follows:
 - (1) eight square feet per dwelling unit; and
 - (2) four square feet per boarding or lodging unit.
 - e. The square footage requirements set forth in this paragraph shall not be computed as lot coverage.
 - f. Such enclosures shall not be placed, situated or located in any manner so as to interfere with the normal or emergency function of service vehicles of public agencies.
8. Floor area ratio. The maximum floor area ratio shall be as provided, however, that any portion of the first floor shall be exempt from the provisions of paragraph "B.8." if said portion is reserved exclusively for the accommodation of required off-street parking.
9. Other applicable regulations. Other applicable property regulations are contained in Division 6 of this Article.

- OFF-STREET PARKING REGULATIONS**
1. Every premises used for one or more of the permitted uses listed in "B.1." above shall be provided with a minimum of permanent maintained off-street parking spaces in a parking area or private garage on the same premises as follows:
- a. For one-family dwellings—2.0 spaces for any such dwelling unit; provided that there is not more than one dwelling unit on the premises.
 - b. For two-family dwellings and apartments—1.5 spaces for each dwelling unit containing one bedroom or less and 1.0 spaces for each dwelling unit containing two or more bedrooms.
 - c. For boarding or lodging houses—1.6 spaces for each boarding or lodging unit or room.
2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in "B.1." above is found by the Planning Commission to be a permitted use in accordance with "B.8." 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.

Introduced on September 14, 1972.

Passed and adopted by the Council of The City of San Diego on September 24, 1972.

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)
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