

ORDINANCE NO. 10992
(New Series)

FEB 13 1973

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0407 RELATING TO
THE R-1 ZONES.

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 amending Section
101.0407 to read as follows:

SEC. 101.0407 R-1 ZONES

A. PURPOSE AND INTENT

The R-1 Zones are designed to provide for areas of
one-family residential development at varying levels of
low and low-medium density consistent with the Progress
Guide and General Plan for the City of San Diego or
adopted community plans. Further, the provisions of
these zones are intended to promote and protect those
special amenities associated with a district of one-
family homes.

Property development regulations applicable to the
R-1 Zones include floor area ratio controls designed to
limit mass of buildings constructed on R-1 lots. The
regulations also include limitations on the use of sub-

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standard lots and a prohibition against the creation of substandard lots.

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. Public parks, public playgrounds.
3. The growing of all types of plants, grasses, and trees; provided, however, that all fertilizer, empty containers, and nursery supplies are stored back of the front 70 feet or within the rear 30 percent of the lot, entirely within an enclosing fence impervious to light and debris or entirely within a completely enclosed building. This paragraph does not permit the sale of any product, crop or merchandise on the premises.
4. Temporary real estate sales offices and model homes in new subdivisions under the following conditions:
 - a. Within the boundaries of a subdivision where lots are offered for sale to the public for the first time, buildings and structures erected in compliance with the provisions of

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the prevailing zone may be used as follows:
one building for a temporary real estate sales office and not more than six dwelling units for temporary demonstration or model home purposes. In addition, a subdivision containing more than 60 lots may use up to ten percent of such lots, but not more than 20 lots in any case for model home purposes. Such temporary uses shall be maintained only in conjunction with the sale or rent of land or buildings within such subdivision, and such uses shall terminate two years after the filing in the office of the County Recorder of the final subdivision map which includes the lots on which the uses are located.

- b. No use authorized by paragraph "B.4." of this section shall be established closer than 200 feet from any occupied dwelling unit not in the same subdivision.
- c. Each real estate sales office and each model home shall be permitted to display one sign not more than 16 square feet in area on the same premises advertising the subdivision in which the sales offices or home is located.

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In addition, the sales office shall be permitted to display one double-faced or two single-faced signs with a total face area of not more than 160 square feet advertising the subdivision. No freestanding sign on the premises of a real estate office shall exceed a height of 12 feet measured vertically from the base at ground level to the apex of said sign. All such signs shall be removed prior to the second anniversary of the filing of the final subdivision map referred to in paragraph "B.4.a." above.

5. Accessory uses and buildings customarily incidental to any of the foregoing permitted uses including the following:
 - a. Not more than two lodgers, provided that these are housed within a one-family dwelling and the premises are in Zone R-1-5.
 - b. Not more than one guest house on any premises.
6. Signs.
 - a. Each one-family dwelling shall be permitted to display the following signs:

- (1) One nameplate with a maximum area of one square foot.
- (2) One unlighted sign with a maximum area of eight square feet offering the premise for sale, rent or lease. Such sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign and may be located anywhere on the premises.

C. DENSITY REGULATIONS

1. Lot Area Per Dwelling Unit.

No lot shall be occupied by more than one dwelling unit.

2. Floor Area Per Dwelling Unit.

Each dwelling unit shall have a minimum gross floor area of 650 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, 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. The minimum lot sizes and dimensions shown in Table I shall apply in the R-1 Zones.

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TABLE I

ZONE	MINIMUM AREA IN SQ. FT.	MINIMUM LOT DIMENSIONS IN LINEAR FEET			
		STREET FRONTAGE	WIDTH (INTERIOR)	WIDTH (CORNER)	DEPTH
R-1-5	5,000	50	50	55	95
R-1-6	6,000	60	60	65	95
R-1-8	8,000	60	60	65	100
R-1-10	10,000	65	65	70	100
R-1-15	15,000	75	75	80	100
R-1-20	20,000	80	80	85	100
R-1-40	40,000	100	100	110	100

b. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single-building site if it is one of the following:

- (1) A lot or parcel which appears on a subdivision map, record of survey or parcel map, approved by the Subdivision Review Board, the Planning Director, the Planning Commission or the City Council subsequent to December 5, 1954.
- (2) A lot or parcel which appears on a division plat approved by the Planning Director or the Planning Commission and filed with the Planning Department.

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- (3) A lot or parcel officially proclaimed as a suitable building site, or site for other particular use, by zone variance or other San Diego Municipal Code procedure.
- (4) Any lot or parcel which qualifies as a lot as set forth in this Code which is not joined in ownership to any contiguous lot or parcel in the same zone on or after the effective date of this section.
- (5) Any lot or parcel which qualifies as a lot as set forth in this Code which has an area not less than that specified herein.

c. Special Regulations - Street Frontage. The minimum street frontage required for any lot which fronts principally on a turnaround or curving street having a radius of curvature of less than 100 feet, shall be 60 percent of the street frontage specified for the zone in which the lot is located.

2. Minimum Yard Dimensions.

- a. The minimum yard dimensions shown in Table II shall apply in the R-1 Zones.

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TABLE II

ZONE	FRONT YARD	SIDE YARD INTERIOR	SIDE YARD STREET	REAR YARD
R-1-5	15	4	10	20
R-1-6	15	5	10	20
R-1-8	15	5	10	20
R-1-10	20	6	10	20
R-1-15	25	7	15	25
R-1-20	25	8	15	25
R-1-40	25	10	20	30

b. Exceptions to Minimum Yard Dimensions.

(1) Interior Side Yard. An interior side yard of any lot in any R-1 Zone which has a width less than the minimum specified for the zone in which it is located may be reduced to a minimum of ten percent of the width of said lot, provided that in no case shall such side yard be reduced to less than four feet.

(2) Street Side Yard. The street side yard of any corner lot in any R-1 Zone, except R-1-5, which has a width of less than the minimum specified for the zone

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in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than eight feet. No street side yard shall be required for any lot in an R-1-5 Zone which has a width of 50 feet or less, and which has not been resubdivided.

(3) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced five feet below the requirements shown in Table II.

3. Maximum Coverage and Floor Area Ratio.

The maximum coverages and the maximum floor area ratios shown in Table III shall apply in the R-1 Zones.

Table III

ZONE	INTERIOR	MAXIMUM COVERAGE PERCENT OF LOT AREA		FLOOR AREA RATIO
		CORNER		
R-1-5	40	50		.60
R-1-6	40	40		.50
R-1-8	40	40		.40
R-1-10	40	40		.35
R-1-15	40	40		.30
R-1-20	40	40		.25
R-1-40	30	30		.20

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4. Maximum Building Height.

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet.

5. Prohibition Against Creation of Substandard Lots.

No lots or parcels, which are contiguous to each other and joined in ownership on or after the effective date of this section shall be separated in ownership so as to create a lot or parcel which has an area of less than that required by the minimum lot dimensions set forth herein unless the said lot or parcel is shown on a subdivision map, record of survey, division plat or parcel map approved by the City in accordance with the applicable provisions of this Code subsequent to December 5, 1954.

6. Other Applicable Regulations.

Other applicable property development regulations are contained in Division 6 of this Article.

E. PARKING REGULATIONS

1. Every premises 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 each dwelling unit - two spaces.
 - b. For each two lodgers - one space.
 - c. For each guest house - one space.
2. 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 building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad, Chief Deputy

FCC:mmb
Rev. 1-31-73
R-1 Zones

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FEB 13 1973

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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floyd L. Morrow	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Martinet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Allen Hitch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 *Mary Anne Mense*, 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

JAN 30 1973

FEB 13 1973

_____, 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 *Mary Anne Mense*, Deputy.

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MAY 1 1978

Office of the City Clerk, San Diego, California

Ordinance Number **10992** Adopted FEB 13 1973

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SAN DIEGO, CALIF. *JS*

ATTORNEY (S)

*CITY OF SAN DIEGO
202 "C" Street
Community Concourse
San Diego, California

CERTIFICATE OF PUBLICATION

No. 10992

IN THE MATTER OF

AMENDING SECTION 101,0407 RELATING TO THE
R-1 ZONES.

I, **Patricia M. Applestill** hereby certify
that San Diego Daily Transcript is a daily newspaper of gen-
eral 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. 10992

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

February 22, 1973

I certify under penalty of perjury that the foregoing is true
and correct, at San Diego, California, on February 22, 1973

Patricia M. Applestill
(Signature)

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ORDINANCE NO. 10992
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AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0407 RELATING TO THE R-1 ZONES.
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 amending Section 101.0407 to read as follows:

SEC. 101.0407 R-1 ZONES

A. PURPOSE AND INTENT

The R-1 Zones are designed to provide for areas of one-family residential development at varying levels of low and low-medium density consistent with the Progress Guide and General Plan for the City of San Diego or adopted community plans. Further, the provisions of these zones are intended to promote and protect those special amenities associated with a district of one-family homes.

Property development regulations applicable to the R-1 Zones include floor area ratio controls designed to limit mass of buildings constructed on R-1 lots. The regulations also include limitations on the use of substandard lots and a prohibition against the creation of substandard lots.

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. Public parks, public playgrounds.
3. The growing of all types of plants, grasses, and trees; provided, however, that all fertilizer, empty containers, and nursery supplies are stored back of the front 70 feet or within the rear 30 percent of the lot, entirely within an enclosing fence impervious to light and debris or entirely within a completely enclosed building. This paragraph does not permit the sale of any product, crop or merchandise on the premises.
4. Temporary real estate sales offices and model homes in new subdivisions under the following conditions:
 - a. Within the boundaries of a subdivision where lots are offered for sale to the public for the first time, buildings and structures erected in compliance with the provisions of the prevailing zone may be used as follows: one building for a temporary real estate sales office and not more than six dwelling units for temporary demonstration or model home purposes. In addition, a subdivision containing more than 40 lots may use up to ten percent of such lots, but not more than 20 lots in any case for model home purposes. Such temporary uses shall be maintained only in conjunction with the sale or rent of land or buildings within such subdivision, and such uses shall terminate two years after the filing in the office of the County Recorder of the final subdivision map which includes the lots on which the uses are located.
 - b. No use authorized by paragraph "B.4." of this section shall be established closer than 200 feet from any occupied dwelling unit not in the same subdivision.
 - c. Each real estate sales office and each model home shall be permitted to display one sign not more than 16 square feet in area on the same premises advertising the subdivision in which the sales office or home is located. In addition, the sales office shall be permitted to display one double-faced or two single-faced signs with a total face area of not more than 160 square feet advertising the subdivision. No freestanding sign on the premises of a real estate office shall exceed a height of 12 feet measured vertically from the base at ground level to the apex of said sign. All such signs shall be removed prior to the second anniversary of the filing of the final subdivision map referred to in paragraph "B.4.a." above.
5. Accessory uses and buildings customarily incidental to any of the foregoing permitted uses including the following:
 - a. Not more than two lodgers, provided that these are housed within a one-family dwelling and the premises are in Zone R-1-5.
 - b. Not more than one guest house on any premises.
6. Signs.
 - a. Each one-family dwelling unit shall be permitted to display the following signs:
 - (1) One nameplate with a maximum area of one square foot.
 - (2) One unlighted sign with a maximum area of eight square feet offering the premise for sale, rent or lease. Such sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign and may be located anywhere on the premises.

C. DENSITY REGULATIONS

1. Lot Area Per Dwelling Unit.
No lot shall be occupied by more than one dwelling unit.
2. Floor Area Per Dwelling Unit.
Each dwelling unit shall have a minimum gross floor area of 630 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged, or used, 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. The minimum lot sizes and dimensions shown in Table I shall apply in the R-1 Zones.

Zone	Minimum Area in Sq. Ft.	Street Frontage	TABLE I Minimum Lot Dimensions in Linear Feet		
			Width (Interior)	Width (Corner)	Depth
R-1-5	5,000	50	50	55	85
R-1-6	6,000	60	60	65	100
R-1-8	8,000	65	65	70	100
R-1-10	10,000	75	75	80	100
R-1-15	15,000	80	80	85	100
R-1-20	20,000	100	100	110	100
R-1-40	40,000				

b. Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single-building site if it is one of the following:

- (1) A lot or parcel which appears on a subdivision map, record of survey or parcel map, approved by the Subdivision Review Board, the Planning Director, the Planning Commission or the City Council subsequent to December 5, 1954.
 - (2) A lot or parcel which appears on a division plat approved by the Planning Director or the Planning Commission and filed with the Planning Department.
 - (3) A lot or parcel officially proclaimed as a suitable building site, or site for other particular use, by zone variance or other San Diego Municipal Code procedure.
 - (4) Any lot or parcel which qualifies as a lot as set forth in this Code which is not joined in ownership to any contiguous lot or parcel in the same zone on or after the effective date of this section.
 - (5) Any lot or parcel which qualifies as a lot as set forth in this Code which has an area not less than that specified herein.
- c. Special Regulations—Street Frontage. The minimum street frontage required for any lot which fronts principally on a turnaround or curving street having a radius of curvature of less than 100 feet, shall be 60 percent of the street frontage specified for the zone in which the lot is located.

2. Minimum Yard Dimensions.
 a. The minimum yard dimensions shown in Table II shall apply in R-1 Zones.

Zone	Front Yard	Side Yard Interior	Side Yard Street	Rear Yard
R-1-5	15	4	10	20
R-1-6	15	5	10	20
R-1-8	15	5	10	20
R-1-10	20	6	10	20
R-1-15	25	7	15	25
R-1-20	25	8	15	25
R-1-40	25	10	20	50

- b. Exceptions to Minimum Yard Dimensions:
- (1) Interior Side Yard. An interior side yard of any lot in any R-1 Zone which has a width less than the minimum specified for the zone in which it is located may be reduced to a minimum of ten percent of the width of said lot, provided that in no case shall such side yard be reduced to less than four feet.
 - (2) Street Side Yard. The street side yard of any corner lot in any R-1 Zone, except R-1-5, which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than eight feet. No street side yard shall be required for any lot in an R-1-5 Zone which has a width of 50 feet or less, and which has not been subdivided.
 - (3) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced five feet below the requirements shown in Table II.

3. Maximum Coverage and Floor Area Ratio.
 a. The maximum coverages and the maximum floor area ratios shown in Table III shall apply in the R-1 Zones.

Zone	Maximum Coverage Percent of Lot Area		Floor Area Ratio
	Interior	Corner	
R-1-5	40	50	.60
R-1-6	40	40	.40
R-1-8	40	40	.35
R-1-10	40	40	.30
R-1-15	40	40	.25
R-1-20	40	40	.20
R-1-40	30	30	

4. Maximum Building Height.
 No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet.
5. Prohibition Against Creation of Substandard Lots.
 No lots or parcels, which are contiguous to each other and joined in ownership on or after the effective date of this section shall be separated in ownership so as to create a lot or parcel which has an area of less than that required by the minimum lot dimensions set forth herein unless the said lot or parcel is shown on a subdivision map, record of survey, division plat or parcel map approved by the City in accordance with the applicable provisions of this Code subsequent to December 5, 1954.
6. Other applicable property development regulations are contained in Division 8 of this Article.

E. PARKING REGULATIONS

1. Every premises 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 each dwelling unit—two spaces.
 - b. For each two lodgers—one space.
 - c. For each guest house—one space.
2. 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 third day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor is made prior to the effective date of this ordinance.

Introduced on January 30, 1973.
 Passed and adopted by the Council of The City of San Diego on February 13, 1973.

AUTHENTICATED BY: PETE WILSON, Mayor of The City of San Diego, California.
 EDWARD NIELSEN, City Clerk of The City of San Diego, California.
 By MARY ANNE MEASE, Deputy.