

ORDINANCE NO. 11357 JUL 25 1974
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0452, HEIGHT LIMITATION ZONES - ESTABLISHMENT OF, AND SECTION 101.0101.21, FLOOR AREA RATIO, AND BY ADDING SECTION 101.0101.62, HEIGHT (BUILDING).

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

Section 1. That Chapter X, Article 1 of the San Diego Municipal Code be amended by amending Sections 101.0452 and 101.0101.21 to read as follows:

SEC. 101.0452 HEIGHT LIMITATION ZONES -
ESTABLISHMENT OF

In a height limitation zone, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than is permitted in said zone.

The height of a building or structure, including all structural appurtenances as used herein, shall be measured as the greatest vertical distance along a line between the highest part of the building or structure profile or its horizontal extension, or between the average height of a true mansard roof or between the average height of the highest gable of a pitch or hip roof, and finished grade at any point adjacent to or five feet out from any building wall (or at the property

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line, whichever first occurs), whichever is lower in elevation, exclusive of retaining walls and/or slope rights on adjacent property or properties which may be used to alter preexisting grade. Where the average roof height is used to determine true building height, such roof height shall be limited to a maximum of ten feet. Any roof height in excess of ten feet shall be fully included in determining the height of said building.

In cases where retaining walls or slope rights are utilized to create finished grade higher in elevation than preexisting grade, then preexisting grade shall be used in the determination of building or structure height.

Preexisting grade is defined as the ground level elevation which existed prior to any site preparation related to, or to be incorporated into, the proposed new development or alteration.

As used herein, building or structure shall not include utility poles or electrical transmission towers.

As used herein, building or structure shall include such structural appurtenances as parapets; safety guardrails other than the type specified below; elevator

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shaft and stairwell enclosures not meeting the specified criteria below; chimneys, vents, stacks, or ducts exceeding twelve square feet in any one plane; other mechanical equipment and related screening; and similar features. Items not included as structural appurtenances nor in any determination of the height of a building or structure are television and radio reception antennae; flagstaffs; chimneys, vents, stacks, or ducts of not more than twelve square feet in any one plane; open safety guardrails which are no higher than forty-two inches above a roofline, which contain vertical elements no greater than two inches square in cross section and no closer than four inches apart; and elevator shaft or stairwell enclosures above a building roofline and meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;
2. The height of enclosures above the roofline is no more than thirteen feet for an elevator shaft nor more than nine feet for a stairwell;
3. The total plan area of an enclosure or enclosures is not more than ten percent of the roof plan area of the building.

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SEC. 101.0101.21 FLOOR AREA RATIO

Residential Zones. The numerical value obtained by dividing the total area of all the floors of a building or buildings included within the surrounding walls, exclusive of the area of any floors lying at least three feet below finished grade, by the total area of the premises. Finished grade is defined as the finished ground level elevation at any point adjacent to, or five feet out from the exterior walls of a building (or at the property line, whichever first occurs), whichever is lower in elevation.

Commercial and Industrial Zones. The numerical value obtained by dividing the gross floor area of a building or buildings on the premises by the total area of the premises within the zone on which such building or buildings are located.

Section 2. That Chapter X, Article 1 of the San Diego Municipal Code be amended by adding Section 101.0101.62 to read as follows:

SEC. 101.0101.62 HEIGHT (BUILDING)

The height of a building or structure, including all structural appurtenances as used herein, shall be measured as the greatest vertical distance along a

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line between the highest part of the building or structure profile or its horizontal extension, or between the average height of a true mansard roof or between the average height of the highest gable of a pitch or hip roof, and finished grade at any point adjacent to, or five feet out from any building wall (or at the property line, whichever first occurs), whichever is lower in elevation, exclusive of retaining walls and/or slope rights on adjacent property or properties which may be used to alter preexisting grade. Where the average roof height is used to determine true building height, such roof height shall be limited to a maximum of ten feet. Any roof height in excess of ten feet shall be fully included in determining the height of said building.

In the cases where retaining walls or slope rights are utilized to create finished grade higher in elevation than preexisting grade, then preexisting grade shall be used in the determination of building or structure height. Preexisting grade is defined as the ground level elevation which existed prior to any site preparation related to, or to be incorporated into, the proposed new development or alteration.

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As used herein, building or structure shall not include utility poles or electrical transmission towers.

As used herein, building or structure shall include such structural appurtenances as parapets; safety guardrails other than the type specified below; elevator shaft and stairwell enclosures not meeting the specified criteria below; chimneys, vents, stacks, or ducts exceeding twelve square feet in any one plane; other mechanical equipment and related screening; and similar features. Items not included as structural appurtenances nor in any determination of the height of a building or structure are television and radio reception antennae; flagstaffs; chimneys, vents, stacks, or ducts not exceeding twelve square feet in any one plane; open safety guardrails which are no higher than forty-two inches above a roofline, which contain vertical elements no greater than two inches square in cross section and no closer than four inches apart; and elevator shaft or stairwell enclosures above a building roofline and meeting the following criteria:

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1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;
2. The height of enclosures above the roofline is no more than thirteen feet for an elevator shaft nor more than nine feet for a stairwell;
3. The total plan area of an enclosure or enclosures is not more than ten percent of the roof plan area of the building.

Section 3. 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

FCC:cav
Revised
7/17/74

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JUL 25 1974

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"/>
Lee Hubbard	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bob Martinet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jim Ellis	<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 Patricia Polen, 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 11 1974

JUL 25 1974

_____ , 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 Patricia Polen, Deputy.

RECEIVED
CITY CLERK
1974 JUL 24 AM 7:23
SAN DIEGO, CALIF.

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MAY 3 1978

Office of the City Clerk, San Diego, California	
Ordinance Number	11357
Adopted	JUL 25 1974

ATTORNEY (S)

San Diego, City of
12th Floor, City Administration Center
202 West C Street
San Diego, CA. 92101

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

HEIGHT LIMITATION ZONES

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

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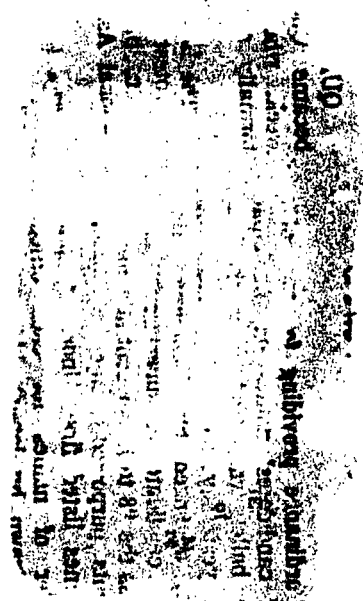
is a true and correct copy of which this certificate is annexed and was published in said newspaper on

August 2, 1974

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

August 2, 1974

Patricia M. Applestill
(Signature)



ORDINANCE NO. 1197

(New Ordinance)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE I OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0452 HEIGHT LIMITATION ZONES - ESTABLISHMENT OF, AND SECTION 101.0121 FLOOR AREA RATIO, AND BY ADDING SECTION 101.0122 HEIGHT (BUILDING).

AS IT ORAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article I of the San Diego Municipal Code be amended by amending Sections 101.0452 and 101.0121 to read as follows:

SEC. 101.0452 HEIGHT LIMITATION ZONES - ESTABLISHMENT OF

In a height limitation zone, no building or structure shall be erected, constructed, altered, moved in or enlarged to a greater height than is permitted in said zone.

The height of a building or structure, including all structural appendances as used herein, shall be measured as the greatest vertical distance along a line between the highest part of the building or structure profile or its horizontal extension, or between the average height of a true mansard roof or between the average height of the highest gable of a pitch or hip roof, and finished grade at any point adjacent to or five feet out from any building wall (or at the property line, whichever first occurs), whichever is lower in elevation, exclusive of retaining walls and/or slope rights on adjacent property or properties which may be used to alter preexisting grade. Where the average roof height is used to determine true building height, such roof height shall be limited to a maximum of ten feet. Any roof height in excess of ten feet shall be included in determining the height of said building.

In cases where retaining walls or slope rights are utilized to create finished grade higher in elevation than preexisting grade, then preexisting grade shall be used in the determination of building or structure height.

Preexisting grade is defined as the ground level elevation which existed prior to any site preparation related to, or to be incorporated into, the proposed new development or alteration.

As used herein, building or structure shall not include utility poles or electrical transmission towers.

As used herein, building or structure shall include such structural appendances as parapets; safety guardrails other than the type specified below; elevator shaft and stairwell enclosures not meeting the specified criteria below; chimneys, vents, stacks, or ducts exceeding two square feet in any one plane; other mechanical equipment and related appendances; and similar features. Items not included as structural appendances for in any determination of the height of a building or structure are: television and radio reception antennae; flagstays; chimneys, vents, stacks, or ducts of not more than twelve square feet in any one plane; open safety guardrails which are no higher than forty-two inches above a roofline, which contain vertical elements no greater than two inches square in cross section and no closer than four inches apart; and elevator shaft or stairwell enclosures above a building roofline and meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;
2. The height of enclosures above the roofline is no more than thirteen feet for an elevator shaft, no more than nine feet for a stairwell;
3. The total plan area of an enclosure or enclosures is not more than ten percent of the roof plan area of the building.

SEC. 101.0121 FLOOR AREA RATIO

Residential Zones. The numerical value obtained by dividing the total area of all the floors of a building or buildings included within the surrounding walls, exclusive of the area of any floors lying at least three feet below finished grade, by the total area of the premises. Finished grade is defined as the finished ground level elevation at any point adjacent to, or five feet out from the exterior walls of a building (or at the property line, whichever first occurs), whichever is lower in elevation.

Commercial and Industrial Zones. The numerical value obtained by dividing the gross floor area of a building or buildings on the premises by the total area of the premises within and upon which such building or buildings are located.

Section 2. That Chapter X, Article I of the San Diego Municipal Code be amended by adding Section 101.0122 to read as follows:

The height of a building or structure shall be measured as the greatest vertical distance along a line between the highest part of the building or structure above a finished roof or between the average height of the highest gable of a gable or hip roof and finished grade at any point adjacent to or five feet out from any building wall (or at the property line whichever first occurs) whichever is lower in elevation, exclusive of retaining walls and slope rights on adjacent property or properties which may be used to alter existing grade. Where the average roof height is used to determine true building height, such roof height shall be limited to a maximum of ten feet. Any roof height in excess of ten feet shall be fully included in determining the height of said building.

In the cases where retaining walls or slope rights are utilized to create finished grade higher in elevation than existing grade, then existing grade shall be used in the determination of building or structure height. Existing grade is defined as the ground level elevation which existed prior to any site preparation related to, or to be incorporated into, the proposed new development or alteration.

As used herein, building or structure shall not include utility poles or electrical transmission towers.

As used herein, building or structure shall include such structural appendances as parapets, safety guardrails other than the type specified below, elevator shaft and stairwell enclosures not meeting the specified criteria below, chimneys, vents, stacks or ducts exceeding twelve square feet in any one plane; other mechanical equipment and related screenings; and similar features. Items not included as structural appendances nor in any determination of the height of a building or structure are television and radio reception antennae, antennas, chimneys, vents, stacks or ducts not exceeding twelve square feet in any one plane, open safety guardrails which are no higher than forty-two inches above a roofline, which contain vertical elements no greater than two inches square in cross section and no closer than four inches apart, and elevator shaft or stairwell enclosures above a building roofline and meeting the following criteria:

1. The enclosure must be used exclusively for housing elevator mechanical equipment or stairs;
2. The height of enclosures above the roofline is no more than thirteen feet for an elevator shaft nor more than nine feet for a stairwell;
3. The total plan area of an enclosure or enclosures is not more than ten percent of the roof plan area of the building.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.
Introduced on July 11, 1974.
Passed and adopted by the Council of The City of San Diego on July 25, 1974.

AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of San Diego, California.
EDWARD NIELSEN,
City Clerk of The City of San Diego, California.
By PATRICIA POLEY, Deputy.

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Published August 2, 1974

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