

ORDINANCE NO. 11360
(New Series)

AUG 8 1974

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 101.0101.62,
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
101.0101.62 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

MICROFILMED

MAY 3 1978

01343

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.

Provided, however, that for parcels which slope downward from a dedicated public right-of-way, whenever the natural grade elevation difference between the average elevation of the grade along the front yard setback line and the average elevation of the grade along the rearmost building or structure wall exceeds a slope of 1.5:1, or one foot vertical rise in 1.5 feet of horizontal distance, the building or structure height may be measured vertically along the rearmost building or structure wall, rather than five feet out from the wall.

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.

MICROFILMED

MAY 3 1978

11360

01344

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 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:

MICROFILMED
MAY 3 1978

11360

01345

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.

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 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

MICROFILMED
MAY 3 1978 11360
01346

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.

Provided, however, that for parcels which slope downward from a dedicated public right-of-way, whenever the natural grade elevation difference between the average elevation of the grade along the front yard setback line and the average elevation of the grade along the rearmost building or structure wall exceeds a slope of 1.5:1, one foot vertical rise in 1.5 feet of horizontal distance, the building or structure height may be measured vertically along the rearmost building or structure wall, rather than five feet out from the wall.

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.

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

MICROFILMED

MAY 9 1978 11360

01347

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:

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;

MICROFILMED
MAY 9 1978 11360
01348

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 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
Frederick C. Conrad, Chief Deputy

FCC:cav

8/2/74

-7-

MICROFILMED
MAY 3 1978

11360

01349

AUG 8 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 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"/>
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 25 1974

AUG 8 1974

~~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'S OFFICE
1974 AUG -7 AM 10:35
SAN DIEGO, CALIF.

MICROFILMED
MAY 3 1978

Office of the City Clerk, San Diego, California	
Ordinance Number 11360	Adopted AUG 8 1974
1350	

'74 AUG 22 PM12 18 JV

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

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 101,0101.62,
HEIGHT (BUILDING)

AUG 22 1974 JV

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

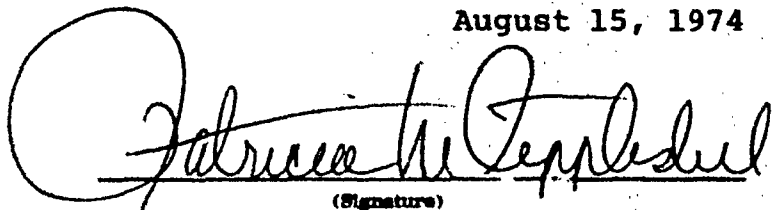
ORDINANCE NO. 11360

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

August 15, 1974

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

August 15, 1974


(Signature)

01351

22 3/4

C 4.42 = \$100.56

AN ORDINANCE AMENDING CHAPTER X, ARTICLE I OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 161.042, HEIGHT LIMITATION ZONES—ESTABLISHMENT OF, AND SECTION 161.041, HEIGHT (BUILDING);

BE IT ORDAINED 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 161.042 and 161.041, to read as follows:

SEC. 161.042 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 appendages 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 roof measured just or between the average height of the highest part of a plan of the roof, and finished grade at any point adjacent to or ten feet from any building wall (or at the property line, whichever occurs), whichever is lower in elevation, exclusive of retaining walls or slope rights on adjacent property or properties which may exist or later prevailing 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.

Provided, however, that for parcels which slope downward from a dedicated public right-of-way, whenever the natural grade elevation is greater between the average elevation of the grade along the front and rear setback lines and the average elevation of the grade along the rearmost building or structure wall exceeds a slope of 1.5:1, or one foot vertical rise in 1.5 feet of horizontal distance, the building or structure height may be measured vertically along the rearmost building or structure wall, rather than five feet out from the wall.

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

Prevailing 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 appendages as porches; safety guardrails other than the type shown and below; elevator shaft and stairwell enclosures not meeting the above and criteria below; chimneys, vents, stacks, or ducts exceeding twelve square feet in any one plane; other mechanical equipment and related structures; and similar features. Items not included as structural appendages are television and radio reception antennae; flagstaves; 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 shafts or stairwell enclosures above a building roofline and meeting the following criteria:

The enclosure must be used exclusively for housing elevator mechanical equipment or stairs; the roofline is no more than

As used herein, building or structure height shall be measured as the 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 flat 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.

Provided, however, that for parcels which slope downward from a designated public right-of-way, whenever the natural grade elevation difference between the average elevation of the grade along the front yard setback line and the average elevation of the grade along the rear-most building or structure wall exceeds a slope of 1.5:1, one foot vertical rise in 1.5 feet of horizontal distance, the building or structure height may be measured vertically along the rear-most building or structure wall rather than five feet out from the wall.

In the cases where retaining walls or slope rights are utilized to create finished grade higher in elevation than preexisting grade, such 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 and below; elevator shafts 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 appendances nor in any determination of the height of a building or structure are television and radio reception antennae; flagstaves; 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 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

Introduced on July 25, 1974.

Passed and adopted by the Council of The City of San Diego on August 6, 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 POLEN, Deputy.