

DEC 10 1975

ORDINANCE NO. _____
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE
BY AMENDING SECTION 101.0404 RELATING TO
AGRICULTURAL 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 and it is hereby amended by
amending Section 101.0404 to read as follows:

SEC. 101.0404 A-1 ZONES - AGRICULTURAL

A. PURPOSE AND INTENT

The purpose of adopting this section of the
San Diego Municipal Code and creating permanent
A-1 (Agricultural) Zones is to provide appropriate
zoning, with well-defined uses of areas which are
rural in character, and presently may be zoned for
agricultural purpose, only on an interim basis; it
is the intention of the City Council that the A1-1,
A1-5, A1-10 Zones be applied to undeveloped areas not
yet ready for urbanization and awaiting development,
those areas where agricultural usage may be reasonably
expected to persist or areas designated as open space
in the general plan.

B. PERMITTED USES

In a zone, designated by the symbol "A1", followed
by a number, the number shall determine in acres the
minimum area of a lot in that Zone, and on which no

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building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Single-family dwellings
2. Churches
3. Private Stable
4. All agricultural uses, except the maintaining, raising, feeding or keeping of swine; provided that any dairy or the maintaining, raising, feeding, or keeping of ten (10) or more domestic animals (as defined in Municipal Code Section 44.0318) is located on premises containing five (5) or more acres.
5. Public utility substations
6. Killing and dressing of poultry, fowl, or rabbits raised on the premises, provided that any building so used shall be not less than fifty (50) feet from any property line.
7. Commercial riding, training, or boarding horse stable, provided that such stable shall be located on a lot containing not less than five (5) acres.
8. Harvesting, processing, or selling of crops produced on the same premises.
9. One stand exclusively of wood frame construction (except the floor), and not exceeding 300 square feet in gross floor area, for the display and sale of agricultural crops produced on the same premises.

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10. Accessory buildings and uses customarily incidental to any of the above uses, including:

(a) The boarding and lodging of not more than four (4) farm employees;

(b) Construction and maintenance of living quarters for five (5) or more farm employees with or without their immediate families, provided that not more than one such building shall be located on any parcel of land and further provided that said parcel shall contain a minimum of ten (10) acres;

(c) Signs, single-faced or double-faced, unlighted, not over twelve (12) square feet in area for each face shall be permitted on each lot, as follows:

(1) One (1) sign limited to the name, address and occupation of the occupant, and

(2) One (1) sign pertaining only to the sale of products raised on the premises, and

(3) One (1) sign offering the premises for sale or lease.

11. Any enterprises or businesses which, in the opinion of the Planning Commission, are similar in character to the uses herein enumerated in this section and are clearly within the intent and purpose of this zone. Such finding shall be final unless an appeal in

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writing is filed with the City Clerk, by the owner of the property or the owner of surrounding property affected by the proposed use, within ten (10) days from the date of action by the Commission. In the event of such appeal, the City Clerk shall cause the matter to be presented to the City Council as soon as is practical, and the Council shall make the final determination.

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit

(a) In Zone Al-1, a minimum of one (1) acre for each dwelling unit;

(b) In Zone Al-5, a minimum of five (5) acres for each dwelling unit;

(c) In Zone Al-10, a minimum of ten (10) acres for each dwelling unit.

2. Minimum Floor Area

Each dwelling hereafter converted, constructed, erected, or moved in Zones Al-1, Al-5, and Al-10 shall have a minimum living floor area, including walls, but excluding garage, of 650 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used on any lot in Zones Al, unless the lot and buildings shall comply with the following requirements and special provisions:

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1. Minimum Lot Dimension

(a) Area-one (1) acre in Zone Al-1; five (5) acres in Zone Al-5; ten (10) acres in Zone Al-10.

(b) Street Frontage - one hundred (100) feet in Zone Al-1, except that such frontage may be reduced at the end of a street dedication where no provision is made for its further extension to a minimum of 60% of the required frontage; two hundred (200) feet in Zones Al-5 and Al-10.

(c) Width - one hundred (100) feet in Zone Al-1, except that the front 25% of a lot abutting the end of a street dedication where no provision is made for its future extension may be tapered to coincide with the street frontage; two hundred (200) feet in Zones Al-5 and Al-10.

(d) Depth - two hundred (200) feet.

(e) A lot existing upon the effective date of this zone which does not comply with these minimum lot dimensions may be used as permitted herein, subject to all other requirements of this section.

2. Minimum Yard Spaces

(a) Front - Twenty-five (25) feet in depth.

(b) Side - each twenty (20) feet in width, except that on any lot of record upon the effective date of this section, which lot is less than the

required width, such sideyards may be reduced to a minimum of 10% of the lot width, or five (5) feet, whichever is the greater.

(c) Rear - twenty-five (25) feet in depth.

3. Height Limit

The above front, side, and rear yards, including lots of record less than the required width, shall be increased by ten (10) feet for each story that the building exceeds two (2) stories or thirty (30) feet in height.

4. Maximum Lot Coverage in Zones Al-1, Al-5, and Al-10 shall be 20% of the lot area. Structures used to provide shaded areas for growing crops, such as greenhouses and agricultural shade structures, shall not be included for the purpose of determining lot coverage.

E. OFFSTREET PARKING REQUIREMENTS

1. Church

For a church there shall be provided on the same premises one (1) automobile parking space for each five (5) seats, or for each thirty-five (35) square feet of floor area, where seats are not fixed, in the nave of said church. Twenty (20) inches of a bench or pew shall constitute one seat.

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2. Size

Each required parking space shall be not less than nine (9) feet in width, and twenty (20) feet in length, exclusive of aisles, driveways, ramps, columns, office or work areas. All aisles, driveways, and parking spaces shall have a clear vertical height of not less than seven (7) feet.

3. Access

Each required parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All required parking facilities shall have convenient access to a public street or alley.

4. Surfacing

All required driveways and parking areas shall be plainly marked, and improved with not less than two (2) inches of asphaltic concrete or its equivalent.

5. Location

Off-street parking spaces which are open to the sky may be located in any yard except required front yards, and except areas lying between a public street and a setback line.

F. SPECIAL PROVISIONS

1. Setbacks Adjacent to Partial Streets and Alleys

No building or structure shall be erected or maintained on a lot which abuts a street or alley having

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only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot if the street or alley were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the street or alley width, plus the width or depth of the yards required on the lot by this article, if any. This section applies whether this article required yards or not. The Planning Commission, upon request, shall determine the required street or alley width, in accordance with subdivision standards as set forth in Article 2, Chapter X of this Code.

2. Setbacks Adjacent to Major Streets

No building or structures, except fences, shall be erected, constructed, converted, established, altered, and/or enlarged on any premises closer than 76 feet from the centerline of a major street, as shown on the adopted plan for major streets and/or as such plan may be amended or adopted in the future.

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 City Attorney

FCC:clh
8/25/75
Or.Dept.Planning
630

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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"/>
Tom Gade	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jim Ellis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jess D. Haro	<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 *Kathleen Martinez*, 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

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~~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 *Kathleen Martinez*, Deputy.

RECEIVED
CITY CLERK'S OFFICE
1975 OCT 16 PM 3:16
SAN DIEGO, CALIF.

MICROFILMED MAY 8 1978

Office of the City Clerk, San Diego, California

Ordinance Number **11729** Adopted **DEC 10 1975**

ATTORNEY(S)

San Diego, City of
12th Floor City Admin. Bldg.
San Diego, Ca. 92101
Attn: Martinez

CERTIFICATE OF PUBLICATION

No.

IN THE MATTER OF

Amending Municipal Code

ORDINANCE NO. 11729

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0404 RELATING TO AGRICULTURAL ZONES

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

1. That Chapter X, Article 1, Division 4, of the San Diego Code be and it is hereby amended by amending Section 101.0404 as follows:

SEC. 101.0404 A-1 ZONES - AGRICULTURAL

PURPOSE AND INTENT

The purpose of adopting this section of the San Diego Municipal Code and creating permanent A-1 (Agricultural) Zones is to provide zoning, with well-defined uses of areas which are rural in character, and presently may be zoned for agricultural purpose, only on an interim basis; it is the intention of the City Council that the A-1, A1-5, A1-10 Zones be applied to undeveloped areas not yet ready for urbanization and awaiting development, those areas where agricultural usage may be reasonably expected to persist or areas designated as open space in the general plan.

B. PERMITTED USES

In a zone, designated by the symbol "A1", followed by a number, the number shall determine in acres the minimum area of a lot in that Zone, and on which no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. Single-family dwellings
2. Churches
3. Private Stable
4. All agricultural uses, except the maintaining, raising, feeding or keeping of swine; provided that any dairy or the maintaining, raising, feeding, or keeping of ten (10) or more domestic animals (as defined in Municipal Code Section 44.0318) is located on premises containing five (5) or more acres.
5. Public utility substations.
6. Killing and dressing of poultry, fowl, or rabbits raised on the premises, provided that any building so used shall be not less than fifty (50) feet from any property line.
7. Commercial riding, training, or boarding horse stable, provided that such stable shall be located on a lot containing not less than five (5) acres.
8. Harvesting, processing, or selling of crops produced on the same premises.
9. One stand exclusively of wood frame construction (except the floor), and not exceeding 300 square feet in gross floor area, for the display and sale of agricultural crops produced on the same premises.
10. Accessory buildings and uses customarily incidental to any of the above uses, including:
 - (a) The boarding and lodging of not more than four (4) farm employees;
 - (b) Construction and maintenance of living quarters for five (5) or more farm employees with or without their immediate families, provided that not more than one such building shall be located on any parcel of land, and further provided that said parcel shall contain a minimum of ten (10) acres;
 - (c) Signs, single-faced or double-faced, unlighted, not over twelve (12) square feet in area for each face shall be permitted on each lot, as follows:
 - (1) One (1) sign limited to the name, address and occupation of the occupant, and
 - (2) One (1) sign pertaining only to the sale of products raised on the premises, and
 - (3) One (1) sign offering the premises for sale or lease.
11. Any enterprises or businesses which, in the opinion of the Planning Commission, are similar in character to the uses herein enumerated in this section and are clearly within the intent and purpose of this zone. Such finding shall be final unless an appeal in writing is filed with the City Clerk, by the owner of the property, or the owner of surrounding property affected by the proposed use, within ten (10) days from the date of action by the Commission. In the event of such appeal, the City Clerk shall cause the matter to be presented to the City Council as soon as is practical, and the Council shall make the final determination.

1, PATRICIA M. APPELSTILL 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; and the

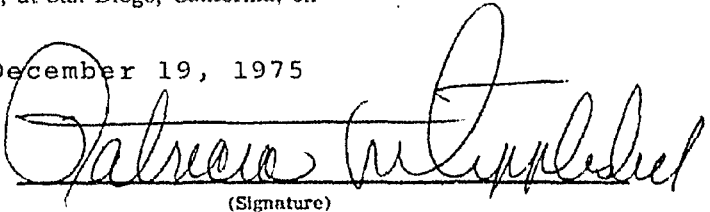
ORDINANCE NO. 11729 (New Series)

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

December 19, 1975

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

December 19, 1975


(Signature)

3112 @ 4.84 = \$158.46
01048

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit

(a) In Zone A1-1, a minimum of one (1) acre for each dwelling unit.

(b) In Zone A1-5, a minimum of five (5) acres for each dwelling unit.

(c) In Zone A1-10, a minimum of ten (10) acres for each dwelling unit.

2. Minimum Floor Area

Each dwelling hereafter converted, constructed, erected, or moved in Zones A1-1, A1-5, and A1-10 shall have a minimum living floor area, including walls, but excluding garage, of 850 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered, enlarged or used on any lot in Zones A1, unless the lot and buildings shall comply with the following requirements and special provisions:

1. Minimum Lot Dimension

(a) Area - one (1) acre in Zone A1-1; five (5) acres in Zone A1-5; ten (10) acres in Zone A1-10.

(b) Street Frontage - one hundred (100) feet in Zone A1-1, except that such frontage may be reduced at the end of a street dedication where no provision is made for its further extension to a minimum of 60% of the required frontage; two hundred (200) feet in Zones A1-5 and A1-10.

(c) Width - one hundred (100) feet in Zone A1-1, except that the front 25% of a lot abutting the end of a street dedication where no provision is made for its future extension may be tapered to coincide with the street frontage; two hundred (200) feet in Zones A1-5 and A1-10.

(d) Depth - two hundred (200) feet.

(e) A lot existing upon the effective date of this zone which does not comply with these minimum lot dimensions may be used as permitted herein, subject to all other requirements of this section.

2. Minimum Yard Spaces

(a) Front - twenty-five (25) feet in depth.

(b) Side - each twenty (20) feet in width, except that on any lot of record upon the effective date of this section, which lot is less than the required width, such sideyards may be reduced to a minimum of 10% of the lot width, or five (5) feet, whichever is the greater.

(c) Rear - twenty-five (25) feet in depth.

3. Height Limit

The above front, side, and rear yards, including lots of record less than the required width, shall be increased by ten (10) feet for each story that the building exceeds two (2) stories or thirty (30) feet in height.

4. Maximum Lot Coverage in Zones A1-1, A1-5, and A1-10

shall be 20% of the lot area. Structures used to provide shaded areas for growing crops, such as greenhouses and agricultural shade structures, shall be not be included for the purpose of determining lot coverage.

E. OFF-STREET PARKING REQUIREMENTS

1. Church

For a church there shall be provided on the same premises one (1) automobile parking space for each five (5) seats, or for each thirty-five (35) square feet of floor area, where seats are not fixed, in the nave of said church. Twenty (20) inches of a bench or pew shall constitute one seat.

2. Size

Each required parking space shall not be not less than nine (9) feet in width, and twenty (20) feet in length, exclusive of aisles, driveways, ramps, columns, office or work areas. All aisles, driveways, and parking spaces shall have a clear vertical height of not less than seven (7) feet.

3. Access

Each required parking space shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. All required parking facilities shall have convenient access to a public street or alley.

4. Surfacing

All required driveways and parking areas shall be plainly marked, and improved with not less than two (2) inches of asphaltic concrete or its equivalent.

5. Location

Off-street parking spaces which are open to the sky may be located in any yard except required front yards, and except areas lying between a public street and a setback line.

F. SPECIAL PROVISIONS

1. Setbacks Adjacent to Partial Streets and Alleys

No building or structure shall be erected or maintained on a lot which abuts a street or alley having only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot if the street or alley were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot needed to complete the street or alley width, plus the width or depth of the yards required on the lot by this article, if any. This section applies whether this article required yards or not. The Planning Commission, upon request, shall determine the required street or alley width, in accordance with subdivision standards as set forth in Article 2, Chapter X of this Code.

2. Setbacks Adjacent to Major Streets

No building or structure, except fences, shall be erected, constructed, converted, established, altered, and/or enlarged on any premises closer than 70 feet from the centerline of a major street, as shown on the adopted plan for major streets and/or as such plan may be amended or adopted in the future.

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

Introduced on November 19, 1975.

Passed and adopted by the Council of The City of San Diego on December 10, 1975.

AUTHENTICATED BY:

PETE WILSON,

Mayor of The City of

San Diego, California

EDWARD NIELSEN,

City Clerk of The City of

San Diego, California.

By KATHLEEN MARTINEZ,

Deputy

(SEAL)
Pub. Dec. 19, 1975

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