

ORDINANCE NO. 12204
(New Series)

O.78-12

NOV 8 1977

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE
BY ADDING SECTIONS 101.0455, 101.0455.1,
101.0455.2, 101.0455.3, and 101.0455.4
RELATING TO THE SMALL LOT OVERLAY 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, and it is hereby amended by
adding Sections 101.0455, 101.0455.1, 101.0455.2, 101.0455.3,
and 101.0455.4, to read as follows:

SEC. 101.0455 SL OVERLAY ZONE (SMALL LOT)

There is hereby established the Small Lot Overlay
Zone.

SEC. 101.0455.1 PURPOSE AND INTENT

The purpose of the SL Zone is to provide for the
development of R-1-5 zoned lots under modified, optional
land use regulations which are consistent with General
Plan objectives while protecting the public health, safety
and general welfare. The SL Zone is an overlay zone
intended to expand the choice, range, and type of
single-family housing and to implement Community Plan
objectives wherever densities in the 5-10 dwelling-units-
per-acre range are therein prescribed.

It is the intent that the application of the SL
Overlay Zone be made in such a manner that would assure
that there would be no overconcentration of the type of
single-family housing allowed by the Zone anywhere within
the City of San Diego.

In general, it is intended that R-1-5 zoned land be considered for application of the SL Overlay Zone in locations, taken as a whole within each Community Plan area, which will most likely achieve the Plan objectives, those locations which will most likely result in development consistent with the Progress Guide and General Plan of The City of San Diego, and in areas having a natural or finished gradient of less than 20 percent.

SEC. 101.0455.2 INITIATION

The establishment or repeal of part or of all of the SL Overlay Zone may be initiated by the Planning Commission or by the City Council. The establishment of the SL Zone may also be initiated by a property owner in accordance with the procedures contained in Division 2 of the Planning and Zoning Regulations.

SEC. 101.0455.3 PERMITTED USES

Those uses permitted in the R-1 Zone, provided that all single-family dwellings shall observe one zero-foot side yard.

SEC. 101.0455.4 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 buildings or portions thereof shall comply with the following requirements and special regulations:

-2-
MICROFILMED

OCT 4 1978

12204

C1786

A. Minimum Lot Size and Dimensions.

1. The minimum lot size and dimensions (expressed in linear feet) shown in Table I, shall apply in the SL Zone.

TABLE I

<u>MINIMUM AREA IN SQ. FT.</u>	<u>MINIMUM STREET FRONTAGE</u>	<u>WIDTH (INTERIOR)</u>	<u>WIDTH (CORNER)</u>	<u>DEPTH</u>
3750	37.5	37.5	42.5	85

2. Special Regulation - Street Frontage.

The minimum street frontage required for any parcel or lot which fronts principally on a turnaround or curving street having a radius of curvature of less than 100 feet, shall be 28.5 feet.

B. Minimum and Maximum Yard Dimensions and Maximum Yard Slopes.

1. The minimum and maximum yard dimensions shown in Table II and expressed in lineal feet shall apply in the SL Zone.

2. The provisions of this paragraph are applicable only to pairs of parcels where construction will occur at the same time.

TABLE II

<u>MINIMUM FRONT YARD</u>	<u>MAXIMUM INTERIOR SIDE YARD</u>	<u>MINIMUM STREET SIDE YARD</u>	<u>MINIMUM REAR YARD</u>
15	0, with opposite side yard a Minimum of 10 feet	10	20

MICROFILMED

01787

-3- OCT 4 1978

12204

3. Exceptions.

a. Minimum front yard. Where there are more than four contiguous dwelling units constructed under one map, variable front yard setbacks shall be required, with approximately 1/3 of the units set back a minimum of 14 lineal feet, 1/3 - a minimum of 17 feet, and 1/3 - a minimum of 20 feet. No front yard setback of less than 15 feet shall be permitted on a lot adjacent to property not in the SL Overlay Zone.

b. Opposite side yards and rear yards. These required yards shall not exceed 10 percent slope.

4. Special Optional Regulations.

Certain minimum yard dimensions listed in Table II may be reduced to the minimum dimensions indicated in Table III for portions of the dwelling unit, provided that the total yard area which would be required by application of Table II is observed; and further provided that the length of any continuous exterior dwelling unit wall located in a yard area required by ~~Table II~~ shall not exceed 15 feet in the case of the rear yard, and 35 feet in the case of the side yard. (See Figures A through C.)

-4-
MICROFILMED

OCT 4 1978

12204

01788

TABLE III

MINIMUM
"OPPOSITE"
SIDE YARD

MINIMUM
REAR
YARD

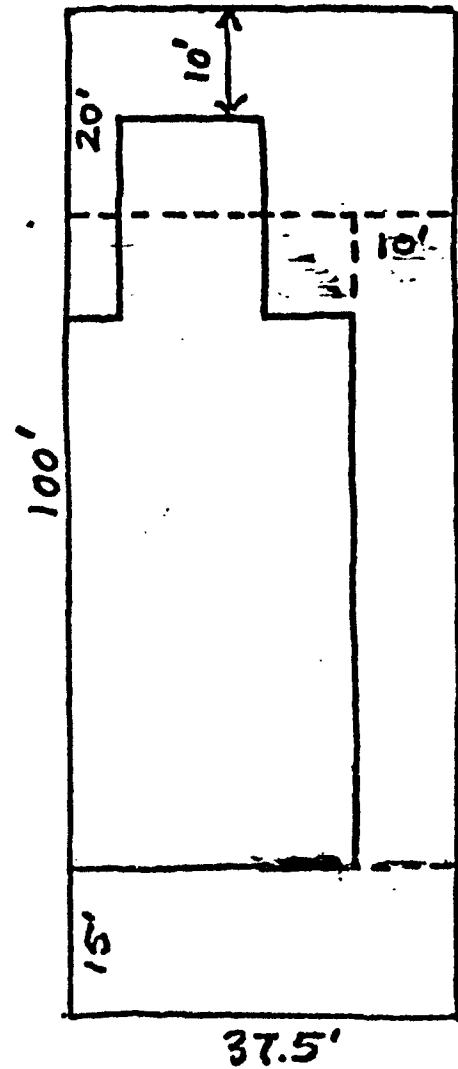
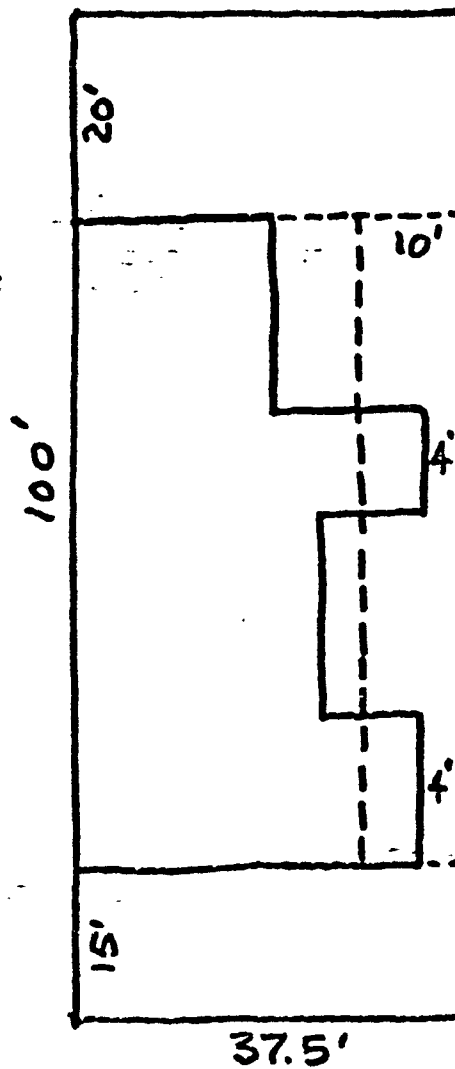
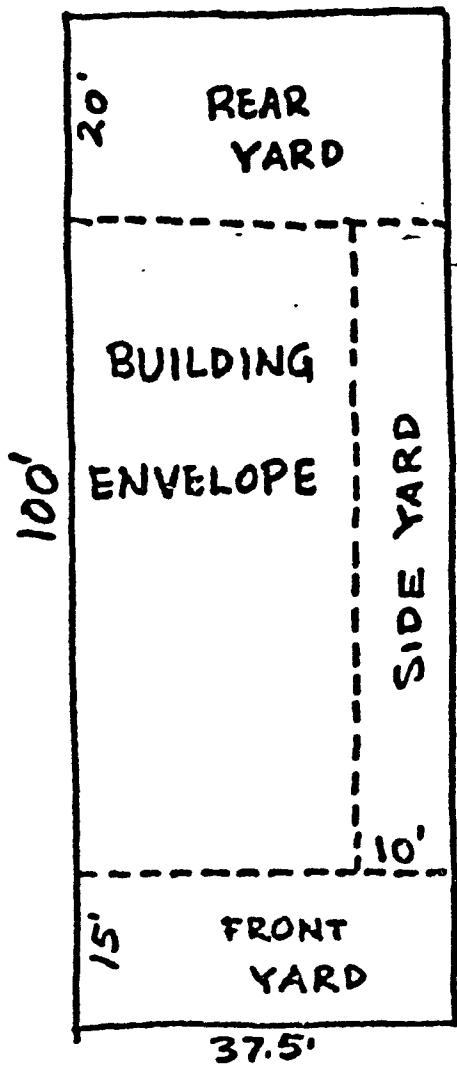
4

10

Figure A:
Application
Table II

Figure B:
Application
of Table III

Figure C:
Application
of Table III



MICROFILMED

5. Common Walls. The provision for a zero side yard setback is not intended to permit the usage of a common wall. Abutting walls shall be utilized.

C. Floor Area Ratio.

The Floor Area Ratio shall be .60.

D. 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 - 2.0 spaces, at least one of which shall be completely enclosed.

b. For each two lodgers - 1.0 space.

2. Rear parking shall be mandatory for more than two contiguous units on premises abutting a dedicated alley, unless the rear of the premises is inaccessible. Accessibility shall be determined by the Traffic Engineer.

3. Off-street parking facilities shall be constructed, maintained, and operated in compliance with Division 8 of this Article.

4. A common driveway shall be permitted for those units utilizing rear parking without a contiguous rear alley.

5. No driveway shall be located within two (2) feet of the front 15 feet of the zero side yard property line.

MICROFILMED 12204
OCT 4 1978 C1790

6. The required off-street parking space which may be unenclosed, shall be a minimum size of 7.5 feet by 15 feet.

E. Landscaping.

1. Prior to the issuance of any building permits, a landscaping plan shall be submitted to the Zoning Administrator for approval.

2. Prior to approval of final inspection of any premises, the entire required front and street side yards shall be suitably landscaped, except for those areas approved to be occupied by driveways and walkways. Each premises shall be provided three trees of 5-gallon size or equivalent, and whenever the driveway of adjacent premises are closer than six feet, appropriate balanced planting in the intervening space shall be provided for visual relief from the adjacent expanses of concrete. No fencing shall be permitted between such driveways.

3. Substantial conformance shall be determined by the Zoning Administrator, with said determination subject to appeal in the manner set forth in Chapter X, Article 1, Division 5, of the San Diego Municipal Code.

4. Each premises shall be provided with an attached sprinkler system manifold with three (3) anti-siphon valves.

MICROFILMED
OCT 4 1978

12204
01791

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 Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:clh
7/28/77
Or.Dept.:Planning

MICROFILMED 12204

-7- OCT 4 1978

01792

Passed and adopted by the Council of The City of San Diego on _____
by the following vote:

NOV 9 1977

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joel M. Strobl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jess D. Haro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Pete Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

AUTHENTICATED BY:

PETE WILSON
Mayor of The City of San Diego, California.

~~CHARLES G. ABDELNOUR~~
~~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

OCT 26 1977

, and on

NOV 9 1977

~~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.

CHARLES G. ABDELNOUR
~~EDWARD NIELSEN~~
City Clerk of The City of San Diego, California.

(Seal)

By *Kathleen Martinez* Deputy.

MICROFILMED
OCT 4 1978

RECEIVED
CITY CLERK
1977 AUG 12 AM 8:28
SAN DIEGO, CALIF.

CC-1255-A (REV. 12-76)

Office of the City Clerk, San Diego, California	
Ordinance Number	12204
Adopted	NOV 9 1977

01793

ATTORNEYS

San Diego, City of
12th Floor, City Admin. Bldg.
202 C St.
San Diego, Ca 92101
Attn: Betty Goldberg

CERTIFICATE OF PUBLICATION

No. 12204

IN THE MATTER OF

SMALL LOT OVERLAY ZONE

ORDINANCE NO. 12204

(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTIONS 101.0455, 101.0455.1, 101.0455.2, 101.0455.3, and 101.0455.4 RELATING TO THE SMALL LOT OVERLAY 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, and it is hereby amended by adding Sections 101.0455, 101.0455.1, 101.0455.2, 101.0455.3, and 101.0455.4, to read as follows:

SEC. 101.0455 SL OVERLAY ZONE (SMALL LOT)

There is hereby established the Small Lot Overlay Zone.
SEC. 101.0455.1 PURPOSE AND INTENT

The purpose of the SL Zone is to provide for the development of R-1-5 zoned lots under modified, optional land use regulations which are consistent with General Plan Objectives while protecting the public health, safety and general welfare. The SL Zone is an overlay zone intended to expand the choice, range, and type of single-family housing and to implement Community Plan objectives wherever densities in the 5-10 dwelling-units-per-acre range are therein prescribed.

It is the intent that the application of the SL Overlay Zone be made in such a manner that would assure that there would be no over-concentration of the type of single-family housing allowed by the Zone anywhere within the City of San Diego.

In general, it is intended that R-1-5 zoned land be considered for application of the SL Overlay Zone in locations, taken as a whole within each Community Plan area, which will most likely achieve the Plan objectives, those locations which will most likely result in development consistent with the Progress Guide and General Plan of The City of San Diego, and in areas having a natural or finished gradient of less than 20 percent.

SEC. 101.0455.2 INITIATION

The establishment or repeal of part or of all of the SL Overlay Zone may be initiated by the Planning Commission or by the City Council. The establishment of the SL Zone may also be initiated by a property owner in accordance with the procedures contained in Division 2 of the Planning and Zoning Regulations.

SEC. 101.0455.3 PERMITTED USES

Those uses permitted in the R-1 Zone, provided that all single-family dwellings shall observe one zero-foot side yard.

SEC. 101.0455.4 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 buildings or portions thereof shall comply with the following requirements and standards:

I, PATRICIA M. SPAULDING hereby certify that the 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

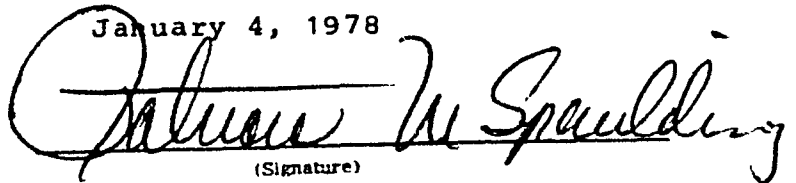
ORDINANCE NO. 12204

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

November 25, 1977

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

January 4, 1978


(Signature)

MICROFILMED

OCT 4 1978

Page 1 of 3

C1794

and shown in Table I shall apply in the SL Zone.

TABLE I

MINIMUM AREA IN SQ. FT.	MINIMUM STREET FRONTAGE	WIDTH (INTERIORS)	WIDTH (CORNER)	DEPTH
3750	37.5	37.5	42.5	50

2. Special Regulations - Street Frontage.
 The minimum street frontage required for any parcel or lot which fronts principally on a turnaround or curving street having a radius of curvature of less than 100 feet shall be 25.5 feet.

3. Minimum and Maximum Yard Dimensions and Maximum Yard Slopes.

- The minimum and maximum yard dimensions shown in Table II and expressed in linear feet shall apply in the SL Zone.
- The provisions of this paragraph are applicable only to pairs of parcels whose construction will occur at the same time.

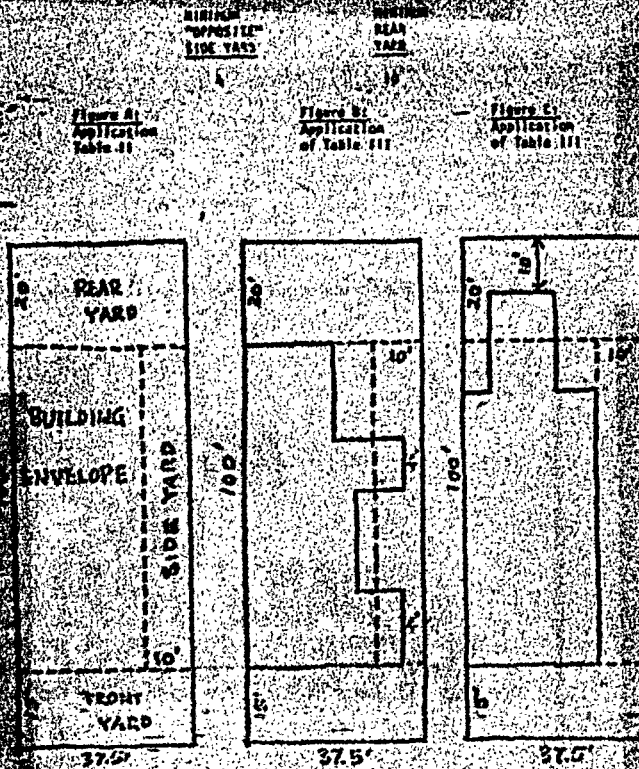
TABLE II

MINIMUM FRONT YARD	MAXIMUM INTERIOR SIDE YARD	MINIMUM STREET SIDE YARD	MINIMUM REAR YARD
10	4, with opposite side yard a minimum of 10 feet	10	20

4. Exceptions.

- Minimum front yard. Where there are more than four contiguous dwelling units constructed under one map, various front yard setbacks shall be required, with approval: 1/3 of the units set back a minimum of 14 linear feet; 1/3 - a minimum of 17 feet; and 1/3 - a minimum of 20 feet. No front yard setback of less than 15 feet shall be permitted on a lot adjacent to property not in the SL Overlay Zone.
- Opposite side yards and rear yards. These required yards shall not exceed 10 percent slope.

5. Special Optional Regulations.
 Certain minimum yard dimensions listed in Table II may be reduced to the minimum dimensions indicated in Table III for portions of the dwelling unit, provided that the total yard area which would be required by application of Table II be preserved; and further provided that the length of any minimum exterior dwelling unit wall located in a yard area required by Table II shall not exceed 15 feet in the case of the front yard, and 20 feet in the case of the rear yard.



E. Common Walls. The provision for a zero side yard setback is not intended to permit the usage of a common wall. Abutting walls shall be utilized.

C. Floor Area Ratio.
The Floor Area Ratio shall be .60.

D. 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 - 2.0 spaces, at least one of which shall be completely enclosed.
 - b. For each two lodgers - 1.0 space.
2. Rear parking shall be mandatory for more than two contiguous units on premises abutting a dedicated alley, unless the rear of the premises is inaccessible. Accessibility shall be determined by the Traffic Engineer.
3. Off-street parking facilities shall be constructed, maintained, and operated in compliance with Division 5 of this Article.
4. A common driveway shall be permitted for those units utilizing rear parking without a contiguous rear alley.
5. No driveway shall be located within two (2) feet of the front 15 feet of the zero side yard property line.
6. The required off-street parking space which may be enclosed, shall be a minimum size of 7.5 feet by 15 feet.

E. Landscaping

1. Prior to the issuance of any building permits, a landscaping plan shall be submitted to the Zoning Administrator for approval.
2. Prior to approval of final inspection of any premises, the entire required front and street side yards shall be suitably landscaped, except for those areas approved to be occupied by driveways and walkways. Each premises shall be provided three trees of 5-gallon size or equivalent, and whenever the driveway of adjacent premises are closer than six feet, appropriate balanced planting in the intervening space shall be provided for visual relief from the adjacent expanses of concrete. No fencing shall be permitted between such driveways.
3. Substantial conformance shall be determined by the Zoning Administrator, with said determination subject to appeal in the manner set forth in Chapter X, Article 1, Division 5, of the San Diego Municipal Code.
4. Each premises shall be provided with an attached sprinkler system manifold with three (3) anti-siphon valves.

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

Introduced on October 28, 1977.
Passed and adopted by the Council of The City of San Diego on November 9, 1977.

AUTHENTICATED BY:
PETE WILSON,
Mayor of The City of San Diego, California.
CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.
MARTIN J. MARTINEZ, Deputy

LS 1000

MICROFILMED

OCT 4 1978

01796