

ORDINANCE NO.  
(New Series)

12480

O.78-307  
REV.

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

NOV 6 1978

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 101.0407 to read as follows:

SEC. 101.0407 R-1 ZONES

A. PURPOSE AND INTENT

[No amendment to this subsection.]

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.

**CORRECTED COPY**

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 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. 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:

Not more than two lodgers, provided that these are housed within a one-family dwelling and the premises are in Zone R-1-5.

6. Signs.

Each one-family dwelling shall be permitted to display the following signs:

a. One nameplate with a maximum area of one square foot.

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b. 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

[No amendment to this subsection.]

D. PROPERTY DEVELOPMENT REGULATIONS

[No amendment to this subsection.]

E. PARKING REGULATIONS

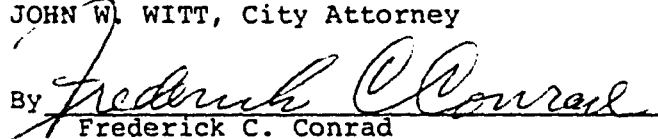
1. Every premises shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area or private garage on the same premises as follows:

- a. For each dwelling unit - two spaces.
- b. For each two lodgers - one space.

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.

APPROVED: JOHN W. WITT, City Attorney

By   
Frederick C. Conrad  
Chief Deputy City Attorney

FCC:clh  
5/31/78  
REV. 11/21/78  
630  
Or.Dept.:Planning

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SEC. 101.0407 R-1 ZONES

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

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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 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. 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

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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)~~ a. One nameplate with a maximum area of one square foot.

~~(2)~~ b. 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.

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**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.

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NOV 6 1978

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

Councilmen	Yeas	Nays	Excused	Absent
Bill Mitchell	<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"/>
Bill Lowery	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leon L. Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fred Schnaubelt	<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"/>
Larry Stirling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<del>MAX EXPLOR</del> Lucy Killea	<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

City Clerk of The City of San Diego, California.

(Seal)

By E. J. Cook, 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 24 1978

NOV 6 1978

, 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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By E. J. Cook, Deputy.

Office of the City Clerk, San Diego, California

Ordinance  
Number

12480

Adopted

NOV 6 1978

sk

ATTORNEYS:

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

RECORDED  
1978 DEC -5 AM 11:21  
CITY CLERK, SDIF.

CERTIFICATE OF PUBLICATION

No. 12480

IN THE MATTER OF

R-1 ZONES

ORDINANCE NO. 12480

(New Series)

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

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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.
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5. Accessory uses and buildings customarily incidental to any of the foregoing permitted uses including the following:  
Not more than two lodgers, provided that these are housed within a one-family dwelling and the premises are in Zone R-1-E.

C. Signs

Each one-family dwelling shall be permitted to display the following signs:

- a. One signplate with a maximum area of one square foot.

I PATRICIA M. SPAULDING, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14\*94; and the

ORDINANCE NO. 12480

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to-wit:

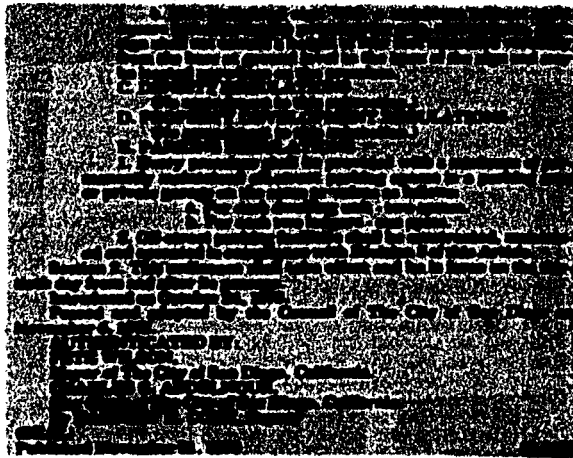
November 21, 1978

I certify under penalty of perjury that the foregoing is true and correct.

Dated at San Diego, California this 27th day of Nov., 1978

  
Signature

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