(0-82-87)

ORDINANCE NUMBER O-

15635

(NEW SERIES)

DEC 7 1981

Adopted on

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0601, 103.0607, 103.0608 103.0610 and 103.0612, RELATING TO THE NORTH CITY WEST PLANNED DISTRICT.

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

Section 1. That Chapter X, Article 3, Division 6 of the San Diego Municipal Code, be, and it is hereby amended by amending Sections 103.0601, 103.0607, 103.0608, 103.0610 and 103.0612 to read as follows:

SEC. 103.0601 AREA OF APPLICABILITY

The regulations contained herein shall apply in the North City West Planned District which is within the North City West area in The City of San Diego. The area to which the provisions of this division are applicable is shown on those certain Map Drawing Nos. C-671 , and described in the appended boundary description filed in the office of the City Clerk under Document Nos. 20-15635 Sections 103.0600 through 103.0614 shall apply to each precise plan within the North City West Community Plan area, when adopted by the City Council.

SEC. 103.0607 SINGLE-FAMILY ZONES (SF)

A. PURPOSE AND INTENT

The single-family zones are designed to encourage a variety of housing types and to provide flexibility relative to the development regulations.

B. DEVELOPMENT REGULATIONS

All paragraphs of SEC. 101.0407 (R-1 Zones) of the Municipal Code shall apply with the exception of paragraph D, Property Development Regulations. Instead, the following regulations shall apply:

1. Minimum Lot Dimensions. The following minimum lot sizes and dimensions shall apply in the SF Zones.

	MINIMUM		
ZONE	AREA IN SQUARE FEET	MINIMUM LOT DIMENS *STREET FRONTAGE	IONS IN LINEAR FEET **WIDTH (INTERIOR)
SF1	6,000	50	60
SF 1-A	5,500	50	50
SF2	4,500	40	45
SF3	3,000	25	30

*Street frontage may be reduced to twenty feet for any lot which fronts on a turn-around or curving street having a radius of curvature of less than one hundred feet.

Exception: The minimum lot areas shown above may be averaged.

^{**}Measured at the midpoint of the lot.

Where such averaging is used, the minimum may be reduced a maximum of 500 SF.

Exception: Other lot configurations (flag lots, clusters, etc.) appropriate for certain product types may be approved by the Planning Commission. Each lot shall have a minimum frontage of fifteen feet (15') on a dedicated public street.

2. Minimum Yard Dimensions.

[No amendment to this subsection.]

3. Maximum Lot Coverage.

[No amendment to this subsection.]

4. Maximum Building Height.

No building shall be constructed, altered or enlarged to a height greater than thirty-five feet.

5. On-street Parking.

[No amendment to this subsection.]

SEC. 103.0608 MULTI-FAMILY ZONES (MF)

A. PURPOSE AND INTENT

The multi-family zones are intended primarily for the development of cluster and multiple residential structures at densities of five to twenty-two dwelling units per acre.

B. DEVELOPMENT REGULATIONS

All paragraphs of SEC. 101.0409 (R-2 Zone) of the Municipal Code shall apply with the exception of paragraph D, Density Regulations, and paragraph E, Property Development Regulations. Instead, the following regulations shall apply:

1. Density Regulations.

DWELLING UNITS PER NET ACRE PERMITTED

Subarea	Minimum	<u>Maximum</u>
MFL	5	9
MF1	7	14
MF2	14	22

- 2. Property Development Regulations.
- a. Minimum Lot Area Regulation. The minimum project area in the MFL, MFl and MF2 Subareas shall be 6,000 square feet.
 - b. Open Space.
 - (1) The open space provided on the property shall not be less than that shown in the following table.

Subarea	Total Required O.S. Per D.U. (sq. ft.)	Required Usable O.S. Per D.U. (sq. ft.)
MFL and	1,800	900
MF2	900	450

- (2) [No amendment to this subsection.]
- c. Minimum Yard Dimensions.

[No amendment to this subsection.

d. Maximum Building Height.

[No amendment to this subsection.]

SEC. 103.0609 NEIGHBORHOOD COMMERCIAL CENTER ZONE (NCC)

All paragraphs of SEC. 101.0426 (CN Zone) of the Municipal Code shall apply.

SEC. 103.0610 ELEMENTARY SCHOOL AND NEIGHBORHOOD PARK AREA (EP)

No premises may be used except for an elementary school and/or a neighborhood park. In the event the school is not required, the zone appropriate to the alternate land use designated in the approved precise plan is mandated. SEC. 103.0612 OPEN SPACE (OS)

Open space preservation is required. Approval of the final map shall be conditioned upon preservation of the open space through a mechanism acceptable to the City, limiting the future use of the open space and preserving it as an open space.

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

Frederick C.Conrad

Chief Deputy City Attorney

FCC:clh:630 11/12/81 Or.Dept:Plan.

SEC. 103.0601 AREA OF APPLICABILITY

The regulations contained herein shall apply in the North City West Planned District which is within the North City west area in The City of San Diego. The area to which the provisions of this division are applicable is shown on those certain Map Drawing Nos. C-656 _________, and described in the appended boundary description filed in the office of the City Clerk under Document Nos. 767382 ________ Sections 103.0600 through 103.0601 through 103.0601 through 103.0601 west Community Plan area, when adopted by the City Council.

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Exception: The minimum lot areas shown above may be averaged.

Where such averaging is used, the minimum may be reduced a maximum of 500 SF.

Exception: Other lot configurations (flag lots, clusters, etc.) appropriate for certain product types may be approved by the Planning Commission. Each lot shall have a minimum frontage of fifteen feet (15') on a dedicated public street.

2. Minimum Yard Dimensions.

[No amendment to this subsection.]

3. Maximum Lot Coverage.

[No amendment to this subsection.]

4. Maximum Building Height.

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MF1	7	12 <u>14</u>
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CERTIFICATE OF PUBLICATION

CITY CLERK'S OFFICE

1981 DEC 23 AM 9: 56

SAN DIEGO. CALIF.

SAN DIEGO, CITY OF 202 C St. 12th floor San Diego, CA 92101 CHARLES ABDELNOUR

IN THE MATTER OF

NO.

ORDINANCE No. 0-15635

GRDINANGE No. 0-15835

SAN ORDINANCE AMENDING CHAPTER X. ARTICLE
SOLVISION 5. OF THE SAN DIEGO MUNICIPAL CODE
TO AMENDING SECTIONS 103.0801, 103.0807, 103.0805,
THE OFFICE OF THE NORTH CITY
WHEST PLANNED DISTRICT.

THE OFFICE OF THE NORTH CITY OF THE NORTH CITY
WHEST PLANNED DISTRICT.

The OFFICE OF THE NORTH CITY OF THE NORTH CITY
WHEST PLANNED DISTRICT.

The OFFICE OF THE NORTH CITY OF THE NORTH CITY
WHEST PLANNED SQUARE (set Multiple Amendments and a new selection of the ordinance will permit a development will remove the ordinance will permit a density range from five to inventy-two dwelling units per acre. The amendments to the ordinance will permit a density range from five to inventy-two dwelling units per acre. The present ordinance provides for a solicio site. The amendment at densities ranging from five to nine dwelling units per acre. The present ordinance provides for a solicio site. The amendment at densities ranging from five to nine dwelling units per acre. The present ordinance provides for a solicio site. The amendment at densities ranging from the to nine dwelling units per acre. The present ordinance provides for a solicio site. The amendment at densities ranging from the total control of the City of San Diego, 12th Ploor, City Aministration Building, 202 "C" Street, San Diego, CA

Passed and adopted by the Council of The City of San Diego, California.

City Cierk of The City of San Diego, California.

City Cierk of The City of San Diego, California.

By MAYDELL L. PONTECORVO, Deputy.

Publish December 21, 1981

I, Charlene Lance , 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. 14894; and the

ORDINANCE No. 0-15635

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:

December 21, 1981

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

Dated at San Diego, California this 21st day of Dec., 1981...

(Signature)