

(O-82-87)

ORDINANCE NUMBER O- 15635 (NEW SERIES)

Adopted on DEC 7 1981

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. 00-15635 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.

ZONE	MINIMUM AREA IN SQUARE FEET	MINIMUM LOT DIMENSIONS IN LINEAR FEET	
		*STREET FRONTAGE	**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.

**Measured at the midpoint of the lot.

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.

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

<u>Subarea</u>	<u>Minimum</u>	<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, MF1 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.

<u>Subarea</u>	<u>Total Required O.S. Per D.U. (sq. ft.)</u>	<u>Required Usable O.S. Per D.U. (sq. ft.)</u>
MFL and MF1	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)

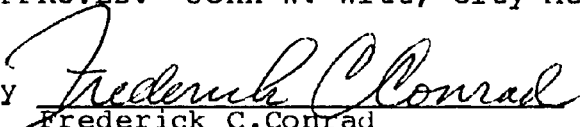
No premises may be used except for an elementary school and/or a neighborhood park. In the event the school is not required, the zone appropriate to the alternate land use designated in the approved precise plan is mandated.

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

By 
Frederick C. Conrad
Chief Deputy City Attorney

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

NEW LANGUAGE - Underlined
OLD LANGUAGE - Crossed Out

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 103.06 14 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.

ZONE	MINIMUM AREA IN SQUARE FEET	MINIMUM LOT DIMENSIONS IN LINEAR FEET	
		*STREET FRONTAGE	**WIDTH (INTERIOR)
SF1	6,000	50	60
<u>SF 1-A</u>	<u>5,500</u>	<u>50</u>	<u>50</u>
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.

**Measured at the midpoint of the lot.

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.

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.]

0- 15635

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 fo ~~seven~~ 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		
<u>Subarea</u>	<u>Minimum</u>	<u>Maximum</u>
<u>MFL</u>	<u>5</u>	<u>9</u>
MF1	7	12 <u>14</u>
MF2	16 <u>14</u>	22

2. Property Development Regulations.

a. Minimum Lot Area Regulation. The minimum ~~lot~~ project area in the MFL, MF1 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.

<u>Subarea</u>	<u>Total Required O.S. Per D.U. (sq. ft.)</u>	<u>Required Usable O.S. Per D.U. (sq. ft.)</u>
<u>MFL and MF1</u>	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.

0- 15635

DEC 7 1981

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Susan Golding	<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"/>
Ed Struiksma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lucy Killea	<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.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Meynell L. Postlewa*, 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

NOV 24 1981

DEC 7 1981

, 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 *Meynell L. Postlewa*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance 0- 15635

DEC 7 1981

Number _____ Adopted _____

CERTIFICATE OF PUBLICATION

RECEIVED
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

ORDINANCE No. 0-15635
AN ORDINANCE AMENDING CHAPTER X, ARTICLE
5, DIVISION 3 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.
The present ordinance provides for development regula-
tions applicable to that area of the City of San Diego commonly
referred to as "North City West." The amendments add a new
single-family zone permitting lots to be developed with a
minimum size of 5500 square feet. Multi-family development with
areas zoned MF are presently permitted at densities ranging
from seven to twenty-two dwelling units per acre. The amend-
ments to the ordinance will permit a density range from five to
twenty-two dwelling units per acre. A new multi-family zone is
added by the amendments to provide for development at den-
sities ranging from five to nine dwelling units per acre. The
present ordinance provides for a school site. The amendment pro-
vides for use of this site for an alternative use in the event a
school is not required.
A complete copy of the Ordinance is available for inspection
in the Office of the City Clerk of the City of San Diego, 12th Floor,
City Administration Building, 202 "C" Street, San Diego, CA
92101.
Introduced on November 24, 1981.
Passed and adopted by the Council of The City of San Diego
on December 7, 1981.
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 MAYDELL L. PONTECORVO, Deputy
Publish December 21, 1981 80-3436

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.

Charlene Lance

(Signature)

3 x 2 x 8.06 = \$48.36