

ORDINANCE NO. O-15813
(New Series)

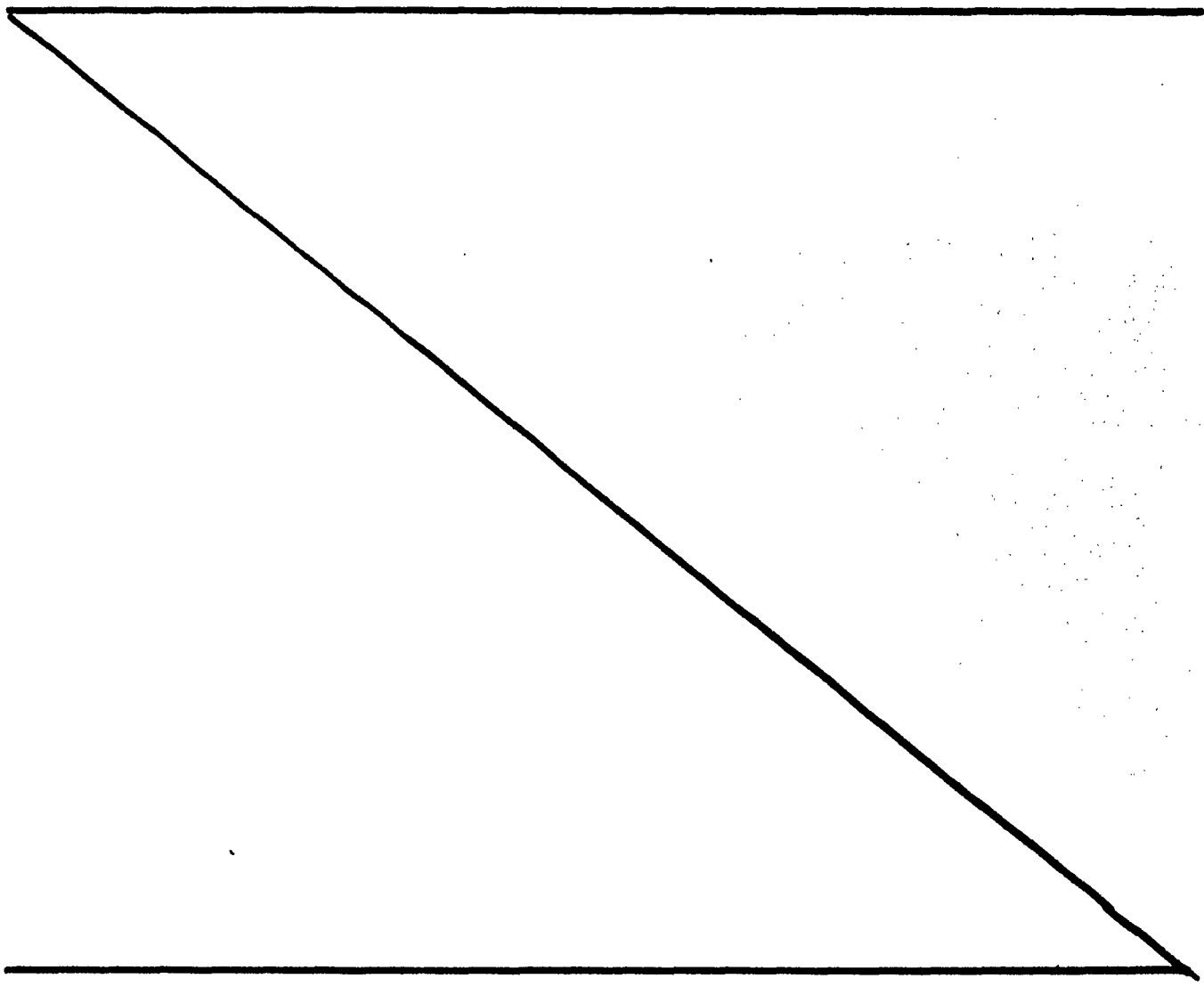
O-82-229

SEP 13 1982

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



A. PURPOSE AND INTENT

The purpose of adopting this section of the San Diego Municipal Code is to create A-1 (Agricultural) zones which provide appropriate zoning for areas that are presently in agricultural or open space use or which are undeveloped and are either awaiting development or premature for development at urban intensities. It is the intention of the City Council that the A-1-1, A-1-5 and A-1-10 zones allow for reasonable present development opportunities through the use of "rural cluster" development and Planned Residential Development regulations, while promoting the general maintenance of such areas in open and agricultural uses, but, without foreclosing future development at urban intensities where appropriate.

B. PERMITTED USES

(No amendment to this subsection.)

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit.

- a. In zone A-1-1, a minimum of one acre for each dwelling unit;
- b. In zone A-1-5, a minimum of five acres for each dwelling unit, except in the case of Planned Residential Developments (see SEC. 101.0900 (L)(1), a density of one (1) unit per four (4) acres shall be permitted, and, in the case of Rural Cluster Developments (see SEC. 101.0900 (L)(1), a density of one unit per five (5) acres shall be permitted.
- c. In zone A-1-10, a minimum of ten acres for each dwelling unit, except in the case of Planned Residential Developments (see SEC. 101.0900 (L)(1), a density of one (1) unit per four (4) acres shall be permitted, and, in the case of Rural Cluster Developments (see SEC. 101.0900 (L)(1) a density of one unit per ten (10) acres shall be permitted.

2. Minimum Floor Area.

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

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portions thereof shall be erected, constructed, converted, established, altered, enlarged, or used on any lot in zones A-1, unless the lot and building shall comply with the following requirements and special provisions:

1. Minimum Lot Dimensions.

- a. Area - one acre in zone A-1-1; five acres in zone A-1-5; ten acres in zone A-1-10.
- b. Street Frontage - 100 feet in zone A-1-1, except that such frontage may be reduced at the end of a street dedication where no provision is made for its future extension, to a minimum of 60 percent of the required frontage; 200 feet in zones A-1-5 and A-1-10.
- c. Width - 100 feet in zone A-1-1, except that the front 25 percent 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; 200 feet in zones A-1-5 and A-1-10.
- d. Depth - 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 - 25 feet in depth.
- b. Side - each 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 ten percent of the lot width, or five feet, whichever is the greater.

c. Rear - 25 feet in depth.

3. Height Limit.

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

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

5. Planned Residential Development and Rural Cluster Developments. In lieu of developing pursuant to the property development regulations and special provisions of this section, an owner or developer in the A-1 zones may develop pursuant to the Planned Residential or Rural Cluster Development regulations of Section 101.0900 of the Municipal Code and all applicable procedures, developmental standards and requirements contained therein.

E. OFF-STREET PARKING REQUIREMENTS

(No amendment to this subsection.)

F. SPECIAL PROVISIONS

(No amendment to this subsection.)

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
Frederick C. Conrad
Chief Deputy City Attorney

Planning
FCC:clh
630
5/25/82
O-82-229

SEC. 101.0404 A-1 - AGRICULTURAL ZONES

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 A-1-1, A-1-5, A-1-10 zones be applied to undeveloped areas not yet ready for urbanization usage and awaiting development, those areas where agricultural usage may be reasonably expected to persist or areas designated as open space in the General Plan is to create A-1 (Agricultural) zones which provide appropriate zoning for areas that are presently in agricultural or open space use or which are undeveloped and are either awaiting development or premature for development at urban intensities. It is the intention of the City Council that the A-1-1, A-1-5 and A-1-10 zones allow for reasonable present development opportunities through the use of "rural cluster" development and Planned Residential Development regulations, while promoting the general maintenance of such areas in open and agricultural uses, but, without foreclosing future development at urban intensities where appropriate.~~

B. PERMITTED USES

(No amendment to this subsection.)

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit.

- a. In zone A-1-1, a minimum of one acre for each dwelling unit;
- b. In zone A-1-5, a minimum of five acres for each dwelling unit, except in the case of Planned Residential Developments (see SEC. 101.0900 (L)(1), a density of one (1) unit per four (4) acres shall be permitted, and, in the case of Rural Cluster Developments (see SEC. 101.0900 (L)(1), a density of one unit per five (5) acres shall be permitted.
- c. In zone A-1-10, a minimum of ten acres for each dwelling unit, except in the case of Planned Residential Developments (see SEC. 101.0900

(L)(1), a density of one (1) unit per four (4) acres shall be permitted, and, in the case of Rural Cluster Developments (see SEC. 101.0900 (L)(1) a density of one unit per ten (10) acres shall be permitted.

2. Minimum Floor Area.

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

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portions thereof shall be erected, constructed, converted, established, altered, enlarged, or used on any lot in zones A-1, unless the lot and building shall comply with the following requirements and special provisions:

1. Minimum Lot Dimensions.

- a. Area - one acre in zone A-1-1; five acres in zone A-1-5; ten acres in zone A-1-10.
- b. Street Frontage - 100 feet in zone A-1-1, except that such frontage may be reduced at the end of a street dedication where no provision is made for its future extension, to a minimum of 60 percent of the required frontage; 200 feet in zones A-1-5 and A-1-10.
- c. Width - 100 feet in zone A-1-1, except that the front 25 percent 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; 200 feet in zones A-1-5 and A-1-10.
- d. Depth - 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 - 25 feet in depth.

b. Side - each 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 ten percent of the lot width, or five feet, whichever is the greater.

c. Rear - 25 feet in depth.

3. Height Limit.

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

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

5. Planned Residential Development and Rural Cluster Developments. In lieu of developing pursuant to the property development regulations and special provisions of this section, an owner or developer in the A-1 zones may develop pursuant to the Planned Residential or Rural Cluster Development regulations of Section 101.0900 of the Municipal Code and all applicable procedures, developmental standards and requirements contained therein.

E. OFF-STREET PARKING REQUIREMENTS

(No amendment to this subsection.)

F. SPECIAL PROVISIONS

(No amendment to this subsection.)

SEP 13 1982

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Barbara Burridge, 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

AUG 24 1982

SEP 13 1982

~~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 Barbara Burridge, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-15813 Adopted SEP 13 1982

CERTIFICATE OF PUBLICATION

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

ATTN: BERRIDGE

IN THE MATTER OF

NO.

ORDINANCE NO. O-15813

ORDINANCE NO. O-15813
(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.064 RELATING TO A-1 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 101.064.
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 AUGUST 24, 1982.
Passed and adopted by the Council of The City of San Diego on SEPTEMBER 13, 1982.
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 BARBARA BERRIDGE, Deputy
Publ'n September 27, 1982

I, Shelley Smith, 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. O-15813
(New Series)

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:

September 27, 1982

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

Dated at San Diego, California this 27th day of Sept, 19 82.

2 1/2 " x 2 x 8.87 = 37.70

Shelley Smith
(Signature)

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