

(O-83-52)

ORDINANCE NUMBER O- 15828 (New Series)

Adopted on OCT 4 1982

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0407 REGARDING R-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 101.0407 to read as follows:

SEC. 101.0407 R-1 ZONE

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:

1-3 [No amendment to these subsections.]

4. Temporary real estate sales offices, model homes, and identification signs 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 rental 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, or two years after the issuance of the Occupancy Permit.

b. Temporary real estate sales offices and model homes shall be located more than 100 feet from any occupied dwelling unit not in the same subdivision. The Zoning Administrator may allow a sales office or model home to be located less than 100 feet from said dwelling unit if the location is identified as part of the subdivision sign permit.

c. Each real estate 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 office 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. The Zoning Administrator may allow the sign to be located on a lot in the subdivision other than the sales office location as part of the subdivision sign permit.

In a Planned Residential Development, if the sign is to be placed farther than 50 feet in distance from the sales office, the location is subject to approval by the Zoning Administrator as part of the subdivision sign permit. 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, except that the sign may measure up to 16 feet in height when approved by the Zoning Administrator as part of the subdivision sign permit. Each subdivision shall be permitted to display three flags for each model home allowed by paragraph "B.4.a" above, except that six flags shall be allowed when there is only one model. Flags shall be three-feet-by-five-feet in dimension and a maximum of 20 feet in height. All above signs and flags shall be removed two years after the filing of the final

subdivision map referred to in paragraph "B.4.a" above, or two years after the issuance of the Occupancy Permit.

d. If the alternate location of the temporary real estate office or sales office sign is closer than 100 feet from any occupied dwelling unit not in the same subdivision, the occupant of said unit shall be notified of the proposed locations. If the signature of the occupant is obtained expressing no objection to the proposed location(s), the Zoning Administrator may issue a subdivision sign permit. A public hearing shall be conducted if there appears to be a potential adverse impact. If there is an objection to the proposed location(s), the Zoning Administrator shall conduct a public hearing to determine if there is a potential adverse impact.

e. Provisions allowing flags for model homes and allowing the Zoning Administrator to permit alternate locations of real estate offices or sales office signs as part of the subdivision sign permit shall be in force and effect until December 31, 1984.

5-6 [No amendment to these subsections.]

C. DENSITY REGULATIONS

[No amendment to this subsection.]

D. PROPERTY DEVELOPMENT REGULATIONS

[No amendment to this subsection.]

E. PARKING REGULATIONS

[No amendment to this subsection.] 98

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

FCC:clh:630
8/12/82
Or.Dept:Plan.
O-83-52
Form=none

SEC. 101.0407 R-1 ZONE

TRANSPORTATION AND LAND USE
COMMITTEE RECOMMENDATION

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:

1-3. (No amendment to these subsections)

4. Temporary real estate sales offices and model homes, and identification signs 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 rental 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, or two years after the issuance of the Occupancy Permit.
- ~~b: No use authorized by paragraph UB:4U of this section shall be established closer than 200 feet from any occupied dwelling unit not in the same subdivision:~~
- b. Temporary real estate sales offices and model homes shall be located more than 100 feet from any occupied dwelling unit not in the same subdivision. The Zoning Administrator may allow a sales office or model home to be located less than 100 feet from said dwelling unit if the location is identified as part of the subdivision sign permit.
- c. Each real estate 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 office 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. The Zoning Administrator may allow the sign to be located on a lot in the subdivision other than the sales office location as part of the subdivision sign permit.

In a Planned Residential Development, if the sign is to be placed farther than 50 feet in distance from the sales office, the location is subject to approval by the Zoning Administrator as part of the subdivision sign permit. 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, except that the sign may measure up to 16 feet in height when approved by the Zoning Administrator as part of the subdivision sign permit. Each subdivision shall be permitted to display three flags for each model home allowed by paragraph "D.4.a" above, except that six flags shall be allowed when there is only one model. Flags shall be three-foot-by-five-foot in dimension and a maximum of 20 feet in height. All such above signs and flags shall be removed prior to the second-anniversary of two years after the filing of the final subdivision map referred to in paragraph "B.4.a" above, or two years after the issuance of the Occupancy Permit.

- d. If the alternate location of the temporary real estate office or sales office sign is closer than 100 feet from any occupied dwelling unit not in the same subdivision, the occupant of said unit shall be notified of the proposed locations. If the signature of the occupant is obtained expressing no objection to the proposed location(s), the Zoning Administrator may issue a subdivision sign permit. A public hearing shall be conducted if there appears to be a potential adverse impact. If there is an objection to the proposed location(s), the Zoning Administrator shall conduct a public hearing to determine if there is a potential adverse impact.
- e. Provisions allowing flags for model homes and allowing the Zoning Administrator to permit alternate locations of real estate offices or sales office signs as part of the subdivision sign permit shall be in force and effect until December 31, 1984.

5-6 (No amendment to these subsections)

C-E. (No amendment to these subsections)

OCT 4 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 June A. Blacknell, 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

SEP 21 1982

OCT 4 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 June A. Blacknell, Deputy.

Office of the City Clerk, San Diego, California

Ordinance
Number

0-15828

Adopted

OCT 4 1982

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
1982 OCT 25 AM 10:10
SAN DIEGO, CALIF.

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

IN THE MATTER OF

NO.

ORDINANCE NO. 0-15828

ORDINANCE NO. 0-15828
(New Series)
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1
DIVISION 4 OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0407 REGARDING RI ZONES.
The present ordinance allows temporary real estate signs for
new subdivisions. The amended ordinance allows such signs to be
placed within 100 feet of adjacent property instead of 200 feet,
when approved by the Zoning Administrator. The amended or-
dinance also allows the use of signs and flags or pennants in cer-
tain circumstances if approved by the Zoning Administrator.
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, Ci-
ty Administration Building, 202 "C" Street, San Diego, CA 92101.
Introduced on SEPTEMBER 21, 1982
Passed and adopted by the Council of The City of San Diego
on OCTOBER 4, 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 JUNE A. BLACKNELL, Deputy
Public Officer, 1982

I, Charlene Casselman, 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. 0-15828
(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:

October 19, 1982

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

Dated at San Diego, California this 19th day of Oct, 1982.

2 x 8.87 = 39.92



(Signature)

01182