

(O-83-7)
REV. NO. 1
REV. NO. 2
REV. NO. 3
REV. NO. 4
REV. NO. 5
REV. NO. 6

ORDINANCE NUMBER O- 16019 (New Series)

Adopted on AUG 08 1983

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE RELATING TO DEFINITIONS AND INTERPRETATIONS BY ADDING SECTION 101.0101.88, AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0409 AND 101.0410, AND BY REPEALING SECTIONS 101.0411, 101.0412, 101.0413 AND 101.0415, RELATING TO RESIDENTIAL ZONES, AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0601, RELATING TO SIDE AND REAR YARDS.

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

Section 1. That Chapter X, Article 1, Division 1, of the San Diego Municipal Code be, and the same is hereby amended by adding Section 101.0101.88 to read as follows:

SEC. 101.0101.88 DORMER

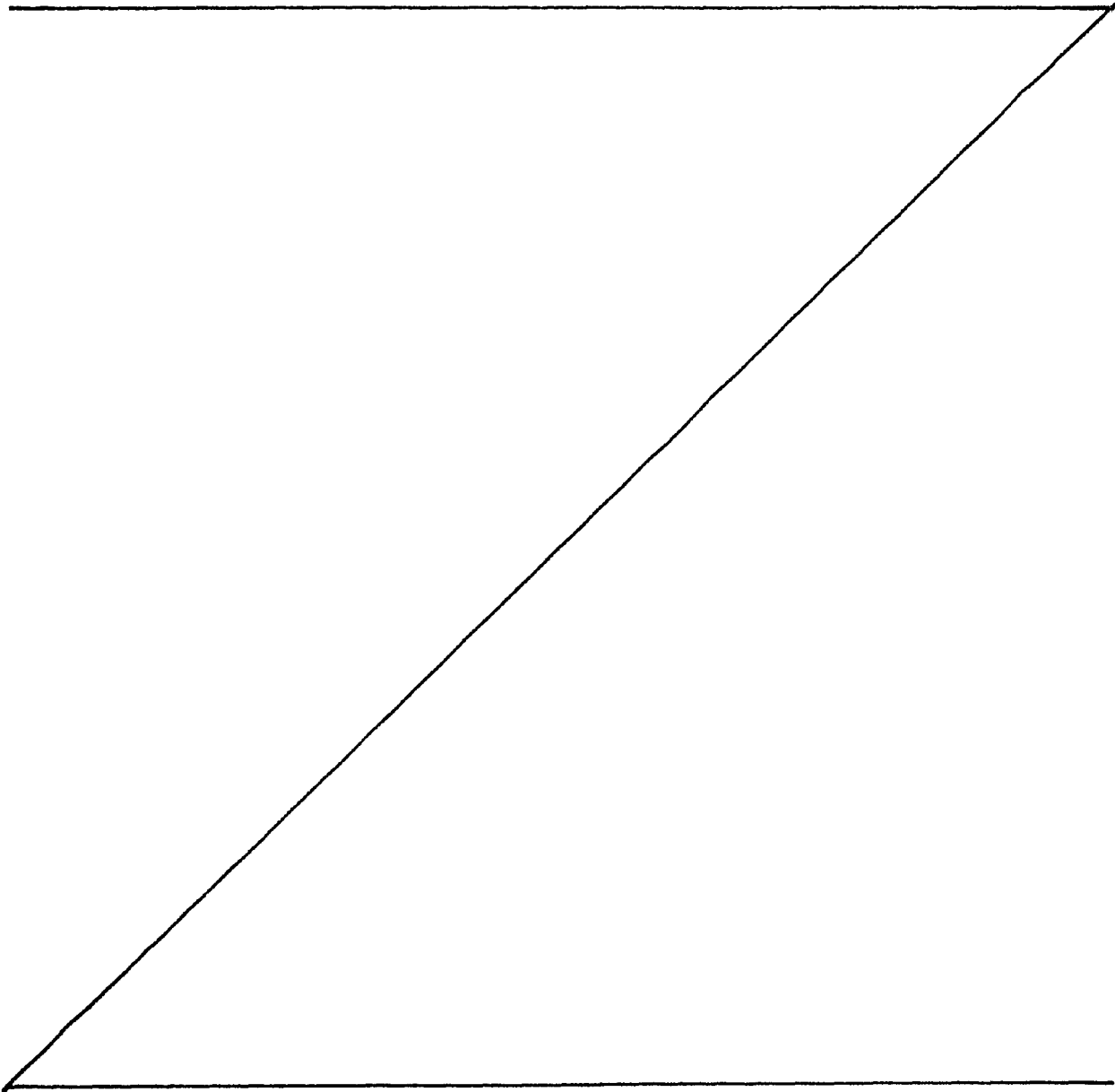
A roofed structure with at least two vertical walls, projecting from a sloping roof and usually housing a window or ventilating louver.

Section 2. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be, and the same is hereby amended by amending Sections 101.0409 and 101.0410 to read as follows:

SEC. 101.0409

REDESIGNATING MULTIPLE FAMILY RESIDENTIAL
ZONES

From and after the effective date of this ordinance, those areas heretofore incorporated into the various multiple family residential zones designated R-2, R-2A, R-3, R-3A, R-4, and R-4C shall be known as the R-3000, R-1500, R-1000, R-600, R-400, and R-200 zones, respectively; and all property development regulations and all provisions set forth in this article for the R-3000, R-1500, R-1000, R-600, R-400, and R-200 zones shall be applicable to those areas previously designated R-2, R-2A, R-3, R-3A, R-4, and R-4C zones, respectively.



A. PURPOSE AND INTENT

The R zones are primarily intended to provide for multiple family residential development at varying densities ranging up to more than 200 dwelling units per net residential acre. The R zones should be applied in consistency with the Progress Guide and General Plan for The City of San Diego and/or adopted community plans and other applicable plans.

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 as provided herein:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Schools, limited to primary, elementary, junior high, and senior high.
6. Public parks and public playgrounds.
7. Churches, temples, or buildings of a permanent nature used primarily for religious purposes.
8. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in SEC. 101.0407.
9. In addition to the uses listed above, the following uses shall be permitted in the R-1000 through R-200 zones:
 - a. Branch public libraries.
 - b. Institutions or homes for the day or full-time care of not more than fifteen children under the age of sixteen years, provided there is not more than one additional dwelling unit on the same premises.

- c. Offices for psychologists, social workers, religious practitioners, doctors, and dentists, provided that no overnight patients are permitted; and, further provided, that not more than two such professional persons, and not more than three employees of each, shall be engaged in such work on the premises.
10. Within the R-400 and R-200 zones, electric distribution substations and communication equipment buildings for service of the immediate district shall be permitted, provided:
- a. That all equipment is within a walled area;
 - b. That yard and setback requirements are complied with; and
 - c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.
11. Hotels and motels shall be permitted in the R-200 Zone.
12. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:
- a. Not more than two lodgers per dwelling unit.
 - b. Recreational and health facilities which are designed, used, and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms, and sauna and steam baths.
 - c. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used, and clearly intended for the primary convenience of the occupants of the residential complex, including the following:
 - 1) Barber shops.
 - 2) Beauty shops.
 - 3) Communal dining facilities.
 - 4) Snack bars.
 - 5) Dry cleaning and laundry pickup agencies.
 - d. Incidental businesses in hotels and motels may include the following:

- 1) Restaurants and bars.
- 2) News and tobacco stores.
- 3) Barber shops.
- 4) Beauty shops.
- 5) Valet services (agency for laundering, cleaning, and pressing of clothing).
- 6) Travel, ticket, and car rental agencies.
- 7) Gift shops.
- 8) Florists.

e. Signs as provided under paragraph "D," below.

13. For properties in any R Zone, any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated herein for such zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

C. ACCESSORY USE REGULATIONS

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street.
2. For properties in the R-3000 through R-600 zones, the combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor area occupied by the principal permitted uses.
3. For properties in the R-400 and R-200 zones, the combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than twenty percent of the gross floor area occupied by the principal permitted uses.

D. SIGN REGULATIONS

1. The following sign provisions shall apply to properties in all the R zones:
 - a. For each dwelling unit - one nameplate having a maximum area of one square foot shall be permitted.
 - b. One single- or double-faced, freestanding directional sign may be located at each driveway of parking lots. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.
 - c. One single- or double-faced freestanding sign with a maximum area of eight square feet offering the premises for sale, rent, or lease may be utilized. Said sign shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.
 - d. Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
 - e. One single- or double-faced freestanding sign identifying the principal uses of the premises facing or adjacent to each street abutting the property shall be permitted, provided that no such sign shall exceed a height of eight feet measured vertically from the base at ground level to the apex of the sign.
2. The combined total face area of all wall and freestanding signs designating the permitted uses of the premises, shall not exceed the following:
 - a. R-3000 through R-600 zones - 20 square feet.
 - b. R-400 Zone - 40 square feet or one-tenth of a square-foot for each linear foot of street frontage of the premises, whichever is the smaller area, provided that the sign on any one street frontage need not be less than eight square feet in area.
 - c. R-200 Zone - 60 square feet or two-tenths of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area.
3. Wall signs as defined in Sec. 101.1101.240 designating

the permitted use of the premises, may be utilized provided no wall sign shall project above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower except in the R-200 Zone. Within the R-200 Zone, a wall sign shall not exceed 30 feet in height and in no case shall project above the parapet or eaves of the building.

E. DENSITY REGULATIONS

1. The maximum number of dwelling units permitted on any lot or premises in any R Zone shall be calculable by the procedure set forth in SEC. 101.0211 of this Code. The lot area in square feet required per dwelling unit for properties in any of the R zones shall be indicated by the number appended to the R Zone symbol (see Table I). (For any property in the R-200 Zone, each two guest rooms shall be deemed to be the equivalent of one dwelling unit.)
2. Exception. Any lot in the R-3000 Zone having an area of at least 5,000 square feet may be occupied by two dwelling units.

F. MINIMUM LOT AREAS AND DIMENSIONS

1. Minimum lot areas and dimensions required within the respective R zones shall be as shown in TABLE I, below:

TABLE I

MINIMUM LOT AREAS AND DIMENSIONS, R ZONES

Zone	Minimum Area (sq. ft.)	Minimum Lot Dimensions (in feet)			
		Street Frontage*	Interior	Width Corner	Depth
R-3000	6,000	60	60	65	100
R-2500	6,000	60	60	65	100
R-2000	6,000	60	60	65	100
R-1750	6,000	60	60	65	100
R-1500	6,000	60	60	65	100
R-1250	6,000	60	60	65	100
R-1000	7,000	70	70	75	100
R-800	7,000	70	70	75	100
R-600	7,000	70	70	75	100
R-400	7,000	70	70	75	100
R-200	10,000	75	75	80	100

* For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in this column.

2. Exception. Any lot which qualifies under the definition of a lot as set forth in this Code, and which does not comply in all respects with the minimum lot dimensions specified herein for the zone(s) within which it is located, may nevertheless be used as permitted and otherwise regulated by the provisions applicable to such zone(s).

G. YARD REQUIREMENTS

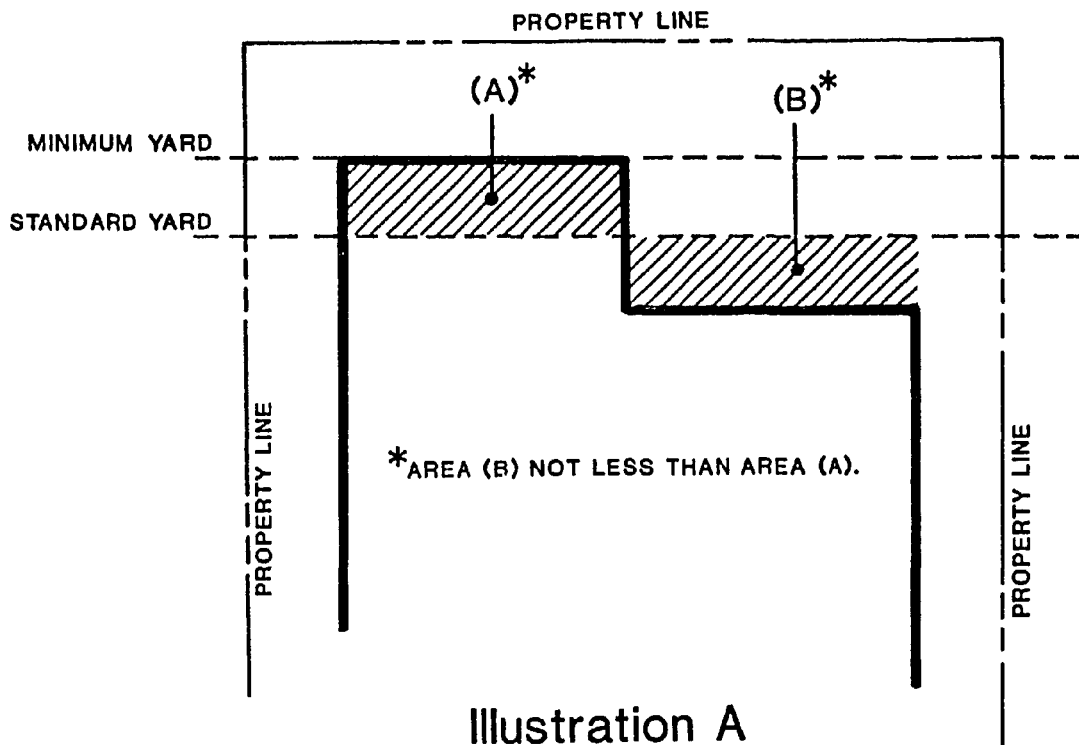
1. Yard requirements for properties in the respective R zones shall be as shown in TABLE II, below:

TABLE 11
YARD REQUIREMENTS

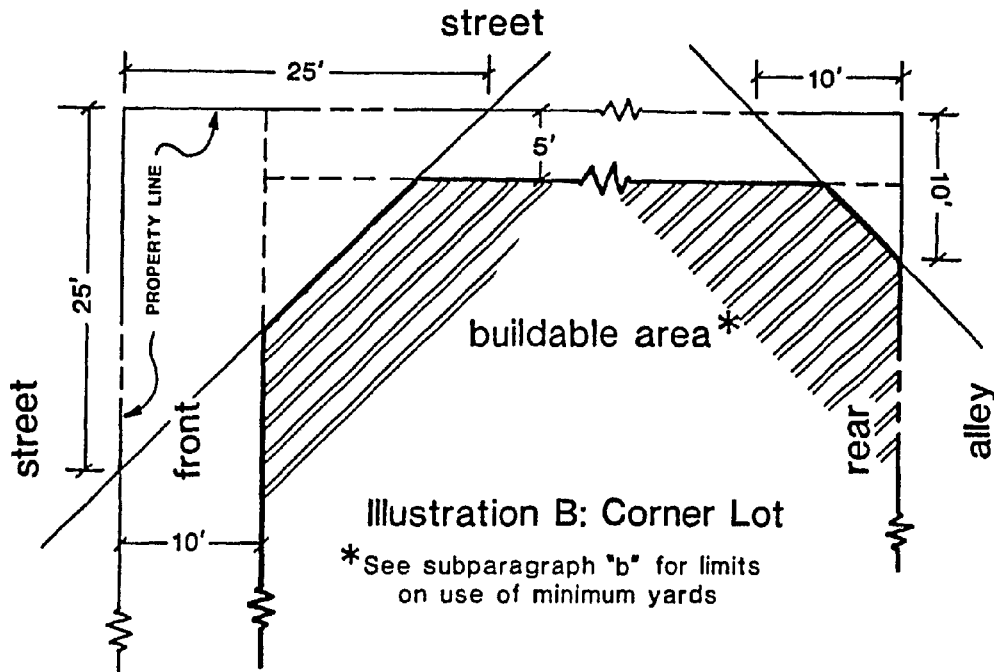
	Standard Yard ^a	Minimum Yard ^b
Front	15 ^c	10 ^e
Interior Side	4 ^d	4 ^d
Street Side	10	5 ^e
Rear - R-3000	4 ^d	0 ^d
Rear - all other R zones	4, if alley ^d 15, if no alley ^d	0 ^d 10 ^d

(all dimensions are given in feet)

- a. Standard Yard. The standard yard shall be required for all projects, except as provided in paragraph b., following.
- b. Minimum Yard. The minimum front, street side and rear yard may be used if a vertical offset in the facade is provided. This option is permitted if for all standard yard encroachments, an equal yard area is provided behind the standard yard as shown in Illustration A.



- c. For any portion of a lot which fronts on a street having a radius of curvature of less than 100 feet, the standard front yard shall be 10 feet.
- d. For every story and portion thereof, above two stories, the standard and minimum rear or interior side yard shall be increased three feet.
- e. On corner lots, the minimum front and street side yards may not be utilized within the triangular area established by (1) the street property lines and a line connecting points on said property lines which points are 25 feet from the street intersection corner of the lot; or (2) the street side yard property line, rear property line and a line connecting points on said lines, which points are 10 feet from the rear corner of the lot (see Illustration B).



2. Exception. Two adjoining lots which have a common side lot line, and which are developed concurrently may be developed with zero side yards on the said common side lot line provided that each opposite interior standard side yard shall be eight feet and the minimum side yard shall not be less than four feet. These requirements shall be increased three feet for each story, and portion thereof, above two stories.
3. Other applicable yard regulations are contained in Division 6 of this Article.

H. MAXIMUM BUILDING HEIGHTS, LOT COVERAGES, AND FLOOR AREA RATIOS (FAR)

1. The maximum building height permitted in the R-3000 Zone shall be 30 feet. The maximum building height for zones other than the R-3000 Zone shall be that prescribed by ordinances enacted pursuant to the provisions of Section 101.0452 or other ordinances imposing height limitations.
2. The maximum lot coverages permitted in the R zones shall be as shown in TABLE III.

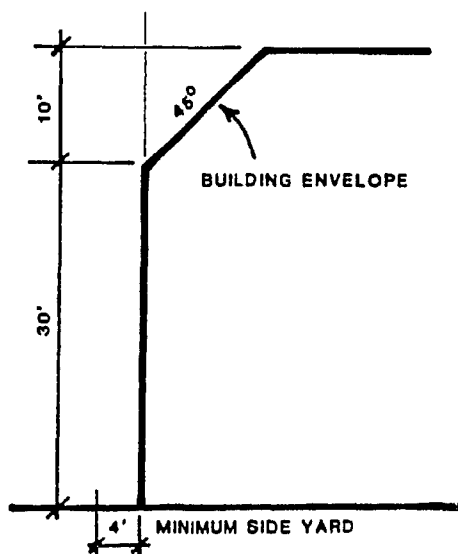
TABLE III
MAXIMUM LOT COVERAGES AND FLOOR AREA RATIOS, R ZONES

Zones	Basic FAR	Maximum Coverage (%)*			Incremental FAR Bonus	Maximum FAR
		Bldg. Height	Interior Parcel	Corner Parcel		
R-3000	0.75	-	-	-	-	-
R-2500	1.20	30' or less	50	60	None	1.20
R-2000		30+-40'	32	32	0.05	1.25
R-1750		40+-50'	26	26	0.05	1.30
R-1500		over 50'	23	23	0.05	1.35
R-1250	1.80	40' or less	50	60	None	1.80
R-1000		40+-50'	37	37	0.05	1.85
		50+-60'	32	32	0.05	1.90
		60+-70'	28	28	0.05	1.95
		70+-80'	25	25	0.05	2.00
		80+-90'	23	23	0.05	2.05
	over 90'	21	21	0.05	2.10	
R-800	2.70	60' or less	50	60	None	2.70
R-600		60+-70'	40	40	0.05	2.75
		70+-80'	35	35	0.05	2.80
		80+-90'	32	32	0.05	2.85
		90+-100'	29	29	0.05	2.90
		100-110'	27	27	0.05	2.95
	over 110'	25	25	0.05	3.00	
R-400	3.60	80' or less	50	60	None	3.60
		80+-90'	41	41	0.05	3.65
		90+-100'	37	37	0.05	3.70
		100+-110'	35	35	0.05	3.75
		110+-120'	32	32	0.05	3.80
		120+-130'	30	30	0.05	3.85
	over 130'	28	28	0.05	3.90	
R-200	7.20	150' or less	50	60	None	7.20
		150+-160'	46	46	0.05	7.25
		160+-170'	43	43	0.05	7.30
		170+-180'	41	41	0.05	7.35
		180+-190'	39	39	0.05	7.40
		190+-200'	38	38	0.05	7.45
	200+-210'	36	36	0.05	7.50	

* See subsection H.3, preceding, for an exception procedure.

3. Exception procedure for maximum lot coverages.
 - a. There shall be no maximum lot coverage limit, provided:
 1. That an exterior usable area (as defined in Section 101.101.49) shall be provided equal in extent to 20 percent of lot area, or 150 square feet per dwelling unit, whichever is greater, and
 2. That the building does not exceed 30 feet in height where there is a flat roof, or 40 feet in height where the roof is sloped toward the interior and/or street side yards and no plane of such a roof shall have a slope exceeding 45 degrees from horizontal. Dormers (as defined in Section 101.0101.88) that are set into roof planes sloping toward interior or street side yards and that, in whole or in part, exceed 30 feet above grade shall have an aggregate width not exceeding 20 percent of the length of the roof plane in which located, measured at the eaves. Dormers that do not exceed 30 feet above grade or that are located in roof planes toward the front or rear yards are not restricted in width. Nothing herein shall be construed to require any particular roof or wall treatment of those portions of a structure other than those with roofs sloping towards the interior and/or street side yards.

ILLUSTRATION "C"
 ELEVATION OF BUILDING
 ENVELOPE ABUTTING SIDE YARD



- b. Said exterior usable area may include only areas with no buildings or structures over three feet in height, except as provided herein, including: recreation facilities; children's play areas; swimming pools and spas, with associated decking; private or common patios, terraces, or courtyards, which may be either covered or enclosed, but not both; private exterior balconies (as defined in Section 101.0101.67) accessible only from the interior of buildings; common exterior balconies, excluding stairs, stairwells, landings, and a three-foot-wide section of the balcony necessary for access to the principal entrance of any dwelling unit; vegetated areas, including lawns, gardens, or landscaping (excluding the minimum required landscaping in required yards); walkways or pathways which are not intended for access by motor vehicles; or any other area similar in character which is approved by the Zoning Administrator.
- c. Said exterior usable area shall not be used for: parking or garaging of motor vehicles; enclosed storage areas; areas for storage of refuse receptacles; or pads for any mechanical or electrical equipment.
- d. Any exterior usable area described in this paragraph may be sited atop the roof or covering of a building or garage, and, further, that the portion of the roof or cover serving as an exterior usable area shall not have a slope exceeding five percent and must comply with all applicable requirements for exit and entrance. Further, any rooftop exterior usable area shall include a guardrail, as specified in the Uniform Building Code, along the perimeter of all exterior walls and vertical drops. All roof-mounted heating, ventilating, air-conditioning, solar energy collecting or other mechanical or electrical equipment shall be completely and safely fenced and visually screened from the rooftop exterior usable area, and further, all standpipes, vents, drains or similar other rooftop appurtenances shall be either:
- 1) excluded from the exterior usable area; or
 - 2) located and configured in such a way as not to present any hazard to health or safety under reasonable and expected use of the rooftop exterior usable area.

- e. Any lighting of exterior usable areas shall be shielded so as to preclude all direct illumination of adjacent properties.
4. For all R zones, the basic floor area ratios shall be as shown in TABLE III and, with the exception of the R-3000 Zone, shall be utilized only in accordance with the provisions of this paragraph. The R-3000 Zone shall not be subject to the provisions of subparagraphs a through e, following.
- a. Two-thirds of the basic floor area ratio may be utilized for any principal or accessory use listed in paragraph "B" of this section.
 - b. One-third of the basic floor area ratio may be utilized only for off-street parking; provided, however, that all or part of the parking floor area ratio may instead be utilized for any other permitted use listed in paragraph "B." of this section in exact proportion to the amount of floor area provided in an underground parking structure or structures located on the premises and utilized exclusively for required parking; and, further provided, that any required parking that is not placed in an underground structure is completely enclosed within a building or buildings located on the premises.
 - c. An incremental floor area ratio bonus, as provided in Table III, may be utilized provided the building is constructed to the heights specified in Table III and the coverage of the parcel is reduced as specified in said table.
 - 1) The maximum parcel coverage shall be determined by the height of the building provided however, all structures, regardless of height or coverage, shall comply with the provisions of paragraph "G."
 - 2) The reduced coverage bonus may be utilized for any principal or accessory use permitted by paragraph "B." of this section or for off-street parking.
 - 3) The reduced coverage bonus may be utilized only if the full basic floor area ratio is utilized.
 - d. "Unenclosed area bonus" - an additional amount of gross floor area may be added to the gross floor area permitted by the basic floor area ratio,

including the maximum obtainable reduced coverage bonus floor area ratio. This "unenclosed area bonus" area may not exceed the unenclosed area at the first floor level and is subject to the following conditions:

- 1) The total combined basic and reduced coverage bonus floor area ratios must be fully utilized prior to utilizing any unenclosed area bonus gross floor area.
- 2) The unenclosed area must be provided by maintaining at least 25 percent of the parcel coverage area unenclosed at the first story level as illustrated in Illustrations "D.1." and "D.2.," below. This unenclosed area shall not be included in calculating the basic floor area ratio.

ILLUSTRATION "D.1"
ELEVATION VIEW

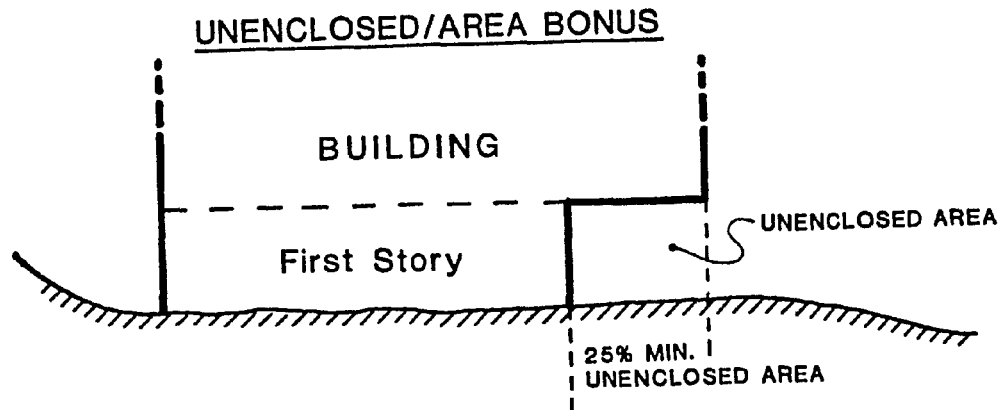
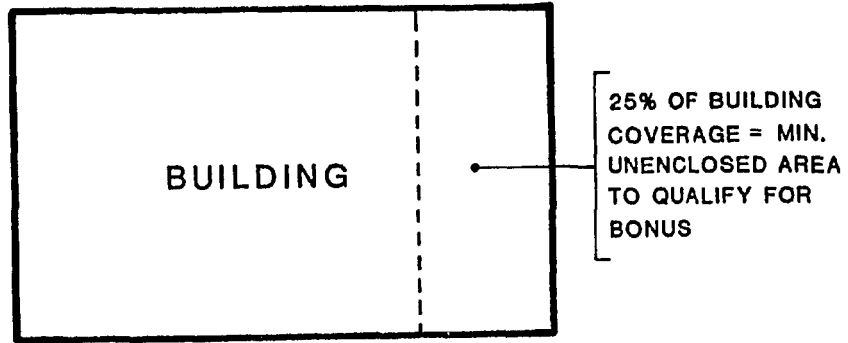


ILLUSTRATION "D.2"
PLAN VIEW

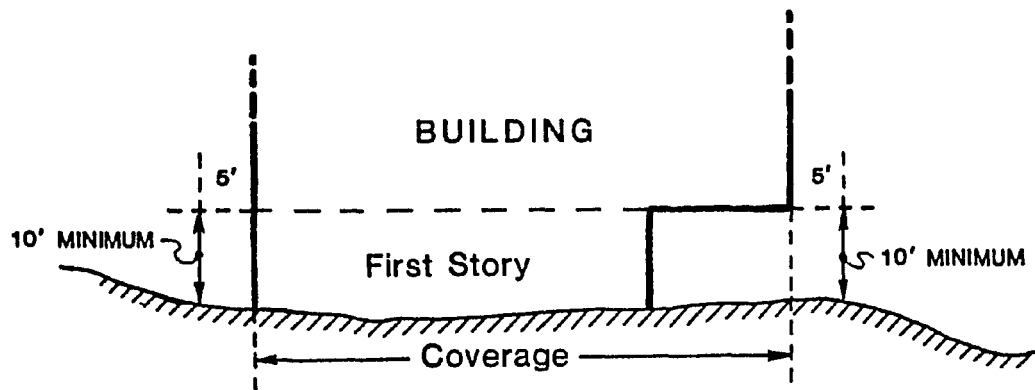
UNENCLOSED/AREA BONUS



- 3) There shall be a minimum of ten feet between the ceiling of the first story and the highest point of finished grade (see Illustration "E," below) as measured at any point within five horizontal feet of the area of building coverage.

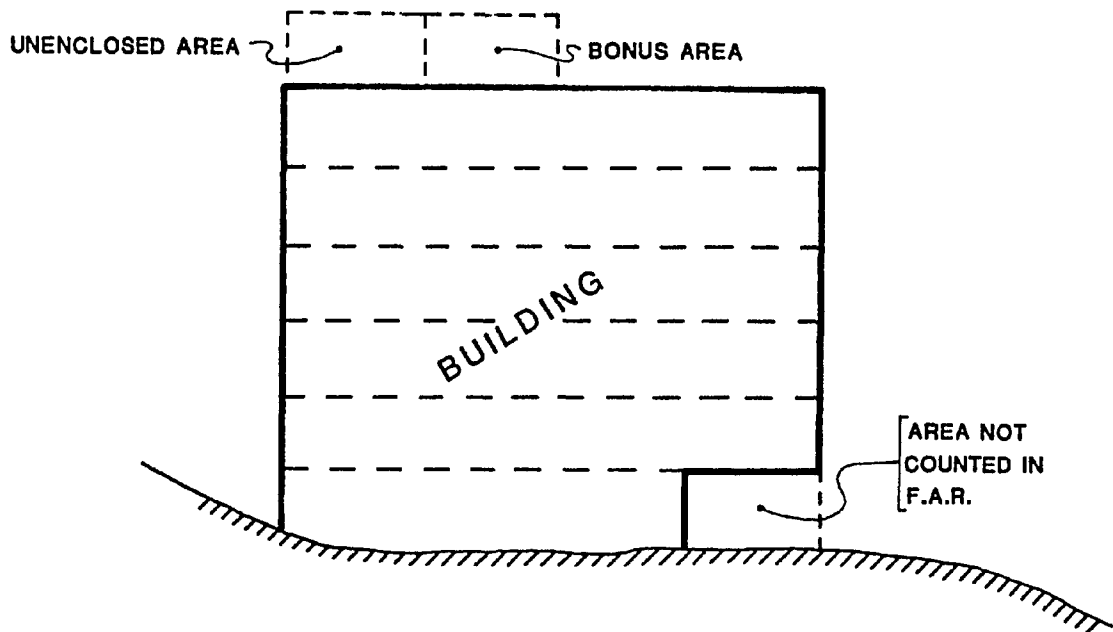
ILLUSTRATION "E"
ELEVATION VIEW

UNENCLOSED/AREA BONUS



- 4) The maximum amount of first story gross floor area by which the unenclosed area bonus gross floor area is determined shall not exceed the following percentages of the parcel area:
- (a) 11.5% in the R-2500, R-2000, R-1750, and R-1500 zones.
 - (b) 10.5% in the R-1250 and R-1000 zones.
 - (c) 12.5% in the R-800 and R-600 zones.
 - (d) 14% in the R-400 Zone.
 - (e) 18% in the R-200 Zone.
- 5) The unenclosed area bonus gross floor area, plus the enclosed area at the first story level, may be added to the maximum permitted gross floor area (see Illustration "F," below).

ILLUSTRATION "F"



- 6) The unenclosed area bonus gross floor area may be utilized to accommodate any principal or accessory use listed under paragraph "B" of this section.

0-16019

e. Exception Procedure to Floor Area Ratio for the R-1500 through R-200 zones:

- 1) Application. Upon filing of a letter of request with the Planning Department for an exception to paragraph "H.4." of this section, which letter shall be accompanied by appropriate schematic plot plans, typical floor plans, building elevations, and preliminary grading plans, the Planning Commission shall set a public hearing in accordance with the noticing and hearing procedures as set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. It is the intent hereof that such plans shall be limited to such detail as will inform the Planning Commission as to the matters included within the criteria set forth below.
- 2) Decision. After the public hearing, the Planning Commission may, by resolution, grant an exception to paragraph "H.4." of this section, if the Planning Commission finds from the evidence presented at the hearing that all of the following facts exist:
 - (a) The proposed building or structure at the particular location and under the proposed conditions of development with regard to good planning practice, including provisions for height, building bulk, yards, open space, lot coverage, grading, and related matters will provide equally as well for light and air, for the public health, safety, and convenience, and the preservation of the general welfare of the community as if developed to the limits imposed by the provisions of paragraph "H." of this section and other zoning regulations applicable to the property in question.
 - (b) The proposed building or structure will comply with the regulations and conditions specified in the Code for such structures.
 - (c) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

In addition to requiring compliance with applicable provisions of the San Diego Municipal Code, the Planning Commission in granting an exception to paragraph "H.4." may grant exceptions to, or impose other and/or additional conditions relating to, the requirements of paragraph "H." as it may deem necessary or desirable to meet the requirements of this section.

In granting any exception, the Planning Commission shall make a written finding which shall specify facts relied upon in rendering its decision and shall set forth wherein the facts and circumstances fulfill, or fail to fulfill, the requirements of this section. Copies of the resolution granting the exception shall be filed with the City Clerk, the Department of Building Inspection, and the County Recorder of San Diego County, and shall be mailed to the applicant.

- 3) Appeal to the City Council from the decision of the Planning Commission. The decision of the Planning Commission shall be final on the eleventh day following such filing in the Office of the City Clerk, except when appeal is taken to the City Council in accordance with the procedures as set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

I. ENCLOSURE REGULATIONS

1. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.
2. Applicable fence and wall regulations are contained in Division 6 of this Article.

J. LANDSCAPING REGULATIONS

1. Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 40 percent of the total

area included in the required front and street side yards. Prior to the issuance of any building permits, a complete landscaping plan shall be submitted to the Zoning Administrator for approval; said landscaping plan shall be in conformance with standards adopted by the Planning Commission as set forth in the document entitled, "Development and Maintenance Standards - Landscaping," on file in the office of the Planning Department. Substantial conformance shall be determined by the Zoning Administrator; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

K. OFF-STREET PARKING AND DRIVEWAY REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph "B.," above, 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 one family dwellings - one space, provided there is not more than one dwelling unit on the premises.
 - b. For premises containing two or more dwelling units - 1.3 spaces for each dwelling unit containing one bedroom or less, and 1.6 spaces for each dwelling unit containing two or more bedrooms.
 - c. For boarding and lodging houses - one space for each lodger.
 - d. For schools - primary, elementary, and junior high:
 - 1) One and one-half spaces for each classroom where the school has no auditorium, gymnasium, or other similar place of assembly; or
 - 2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium, or other similar place of assembly.

- e. For schools - senior high:
 - 1) One space for each eight students at ultimate enrollment.
 - 2) One space for each 1.25 staff members at full complement.
 - f. For churches, temples, or buildings of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.
 - g. For branch public libraries - one space for each 400 square feet of floor area.
 - h. For institutions for the day or full-time care of children under the age of sixteen years - one space for each two adult residents and employees.
 - i. For offices of psychologists, social workers, religious practitioners, doctors, and dentists - one space for each 300 square feet of gross floor area utilized for such purposes.
 - j. For hotels and motels - one space for each guest room, and one space for each 500 square feet of gross floor area used for incidental business.
 - k. For areas used for dining, dancing, or the serving of drinks - one space for each 60 square feet of gross floor area.
 - l. For accessory uses permitted under provisions of "B.14.c." and "B.14.d.," above, except for restaurants and bars - one space for each 400 square feet of gross floor area shall be provided.
2. Where ambiguity exists in the application of these off-street parking requirements or when any use not specified in "B.," above, is found by the Planning Commission to be a permitted use in accordance with "B.15.," above, the off-street parking requirements shall be determined by the Planning Commission.
 3. Off-street parking facilities shall be constructed, maintained, and operated in compliance with Division 8 of this Article.
 4. No off-street parking, required or nonrequired, shall be permitted in any required interior side yard when said premises contain a building of six stories or greater.

5. Maximum Driveway Width. No driveway shall exceed a width of 25 feet measured at the property line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 50 feet of frontage of the premises, the said on-street parking space being not less than twenty feet in length measured along a full height curb; provided, however, that an alternative driveway spacing and location may be approved by the City Manager if such alternative will result in a maximum number of on-street parking spaces being provided.

L. SPECIAL REGULATIONS

1. For properties in the R-3000 Zone, the Property Development Regulations contained in SEC. 101.0455.4 (SL Overlay Zone) may be utilized in their entirety as an alternative to the respective regulations contained in this section, provided that no more than one dwelling unit for each 3,750 square feet of lot area is permitted; and, provided further, that the permitted Floor Area Ratio be that permitted by the R-3000 Zone.
2. For properties in the R-400 and R-200 zones, the regulations relative to maximum driveway width as set forth in paragraph "K.5.," above; landscaping as set forth in paragraph "J.1.," above; and the prohibition against parking in the front yard as set forth in SEC. 101.0800, paragraph 17, shall not be applicable to interior lots which have no alley frontage and which:
 - a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-400 or R-200 zones on September 25, 1971; or
 - b. Are a combination of contiguous lots or parcels joined in ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-400 or R-200 zones on September 25, 1971.
3. Notwithstanding the provisions of paragraph "L.2.," above, the excepted lots referred to in paragraph "L.2." shall be subject to the following regulation relative to landscaping:

That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

Section 3. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be, and the same is hereby amended by repealing Sections 101.0411, 101.0412, 101.0413 and 101.0415, as follows:

- SEC. 101.0411 R-3 ZONE
- SEC. 101.0412 R-3A ZONE
- SEC. 101.0413 R-4 ZONE
- SEC. 101.0415 R-4C ZONE

Section 4. That Chapter 10, Article 1, Division 6, of the San Diego Municipal Code be, and the same is hereby amended by amending Section 101.0601, to read as follows:

SEC. 101.0601 SIDE AND REAR YARDS - RESIDENTIAL PURPOSES

1 through 5 - no change.

6. In the R-3000 or any less restrictive residential zone where a rear yard of 15 feet or more is required, the rear yard may be divided to provide not less than ten feet at the extreme rear of the lot, and the balance must be provided between buildings on the lot in addition to the legally required space between buildings.

7. Detached dwellings shall maintain a minimum distance of six feet between dwellings and three feet between the dwelling and detached auxiliary buildings.

8. Residential buildings not conforming to the yard requirements specified in this Article may be altered or enlarged, provided the alterations and additions observe all other existing zoning requirements.

9. The side and rear yard requirements specified in this Article may be reduced by an amount equal to 20

percent of the required amount on any lot of less than 2,000 square feet in area, provided the buildings or structures erected thereon are not more than one story in height.

Section 5. 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

TFS:FCC:ta:630
O-83-7
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REV. 9/14/82
REV. 3/10/83
REV. 3/21/83
REV. 06/03/83
REV. 07/12/83
REV. 07/28/83
Or.Dept:Plan.
Form=r.none

AUG 08 1983

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<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"/>
Uvaldo Martinez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Mayell L. Postlewood*, 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

JUN 26 1983

AUG 08 1983

_____, 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 *Mayell L. Postlewood*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-16019** Adopted **AUG 08 1983**

RECEIVED
CITY CLERK

CERTIFICATE OF PUBLICATION 03 AUG 29 PM 12: 23
SAN DIEGO, CALIF.

CITY OF SAN DIEGO
ATTN: MAYDELL L. PONTECORVO
202 C St., 12th Floor
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16019 (New Series)

**ORDINANCE NO. O-16019
(New Series)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE RELATING TO DEFINITIONS AND INTERPRETATIONS BY ADDING SECTION 101.0101.88, AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0409 AND 101.0410, AND BY REPEALING SECTIONS 101.0411, 101.0412, 101.0413 AND 101.0415, RELATING TO RESIDENTIAL ZONES, AND AMENDING CHAPTER X, ARTICLE 1, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0601, RELATING TO SIDE AND REAR YARDS.

The ordinance amends the Municipal Code by redesignating the multiple-family zones and adds additional multiple-family zones. The designations R-2, R-2A, R-3, R-3A, R-4 and R-4C are replaced by the designations R-3000, R-1500, R-1000, R-600, R-400 and R-200, respectively. Additional zones are provided which are designated R-2500, R-2000, R-1750, R-1250 and R-800.

Revised yard requirements and development provisions are provided by the amended ordinance.

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 JULY 28, 1983.

Passed and adopted by the Council of The City of San Diego on AUGUST 8, 1983.

AUTHENTICATED BY:

ROGER HEDGECOCK,

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 August 23, 1983

60-8770

I, Carrie Gedeon, 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-16019 (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:

August 23, 1983

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

Dated at San Diego, California this 23rd day of August, 19 83.

Carrie Gedeon

(Signature)

00944

6 1/4" X 8.87 = 55.44