

ORDINANCE NUMBER O- 16187 (New Series)

Adopted on APR 2 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 6, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0601 AND 103.0607, AND ADDING SECTIONS 103.0616, 103.0617 AND 103.0618, 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 the same is hereby amended by amending Sections 103.0601 103.0607 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-670, C-671, C-676, C-670.1, C-679 and C- 683 , and described in the appended boundary description filed in the office of the City Clerk under Document Nos. 00-15634, 00-15635, 00-15883, 00-16048, 00-16074 and 00- 16187. Sections 103.0600 through 103.0618 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. - No change.

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)
SF	10,000	65	65
SF1	6,000	50	60
SF 1-A	5,500	50	50
SF2	4,500	40	45
SF3, SF4	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. The following minimum yard dimensions shall apply in the Single-Family Zones:

Zone	Minimum Yard Dimensions in Linear Feet				Rear Yard
	Front Yard Residence	Garage	Side Yard Interior	Street	
SF	20	20	6	10	**6
SF 1, SF 1-A, SF 2, SF 3	10	15	*4	10	**4
SF4	10	10	Minimum of 6 feet between buildings 10		**4

*Building walls with no openings may be constructed on the side property line.

**Attached and detached one-story accessory buildings not to exceed 500 square feet may disregard side and rear yards if not used for living or sleeping purposes.

3. through 5. - No change.

Section 2. That Chapter X, Article 3, Division 6 of the San Diego Municipal Code be, and the same is hereby amended by adding Sections 103.0616, 103.0617 and 103.0618 to read as follows:

SEC. 103.0616 FLOODWAY ZONE

The provisions of Section 101.0403 of the San Diego Municipal Code shall apply.

1.

SEC. 103.0617 FLOODPLAIN FRINGE ZONE

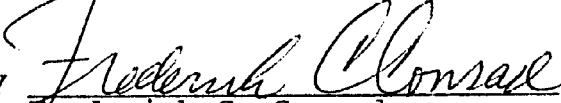
The provisions of Section 101.0403.1 of the San Diego Municipal Code shall apply.

SEC. 103.0618 A-1-10 AGRICULTURAL ZONE

The provisions of Section 101.0404 of the San Diego Municipal Code shall apply.

Section 4. 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:ib:623
02/28/84
Or.Dept:Plan.
O-84-186
Form=0.none

NORTH CITY WEST PLANNED DISTRICT

Proposed Amendments Related to Development Unit Eight

SEC. 103.0600

DOCUMENT NO. 00 - 16187

No amendment to this section.

FILED APR 2 1984

SEC. 103.0601 AREA OF APPLICABILITY

OFFICE OF THE CITY CLERK
SAN DIEGO, CALIFORNIA

The regulations contained herein shall apply in the North City West Planned District which is within the North City 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-670, C-671, C-676, C-670.1, C-679 and C-683, and described in the appended boundary description filed in the office of the City Clerk under Document Nos. 00-15634, 00-15635, 00-15883, 00-16048, 00-16074, and 00-16187. Sections 103.0600 through 103.0618 shall apply to each precise plan within the North City West Community Plan area when adopted by the City Council.

SECTIONS 103.0602 - 103.0606

No amendment to these sections.

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)
SF	10,000	65	65
SF 1	6,000	50	60
SF 1-A	5,500	50	50
SF 2	4,500	40	45
SF 3, SF 4	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.

00748

PROPOSED AMENDED PLANNED
DISTRICT ORDINANCE

1 0-16187

ATTACHMENT 3

**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. The following minimum yard dimensions shall apply in the Single-Family Zones:

Minimum Yard Dimensions in Linear Feet

Zone	Front Yard Residence	Garage	Side Yard Interior	Street	Rear Yard
SF	20	20	6	10	**6
SF1, SF1-A, SF2, SF3	10	15	*4	10	**4
<u>SF 4</u>	<u>10</u>	<u>10</u>	<u>Minimum of 6 feet between buildings</u>	<u>10</u>	<u>**4</u>

*Building walls with no openings may be constructed on the side property line.

**Attached and detached one-story accessory buildings not to exceed 500 square feet may disregard side and rear yards if not used for living or sleeping purposes.

3. Maximum Lot Coverage. No building shall cover more than 60 percent of the lot.
4. Maximum Building Height. No building shall be constructed, altered or enlarged to a height greater than thirty-five feet.
5. On-street parking. A minimum of twenty feet shall be provided between driveways along the curb, except on a turn-around or curving street having a radius of curvature of less than one hundred feet. If this criteria cannot be met, it must be demonstrated that parking of one-half of one space per dwelling unit is provided at a convenient distance from each dwelling unit.

SECTIONS 103.0608 - 103.0615

No amendment to these sections.

00749

SEC. 103.0616 FLOODWAY ZONE

The provisions of Section 101.0403 of the San Diego Municipal Code shall apply.

SEC. 103.0617 FLOODPLAIN FRINGE ZONE

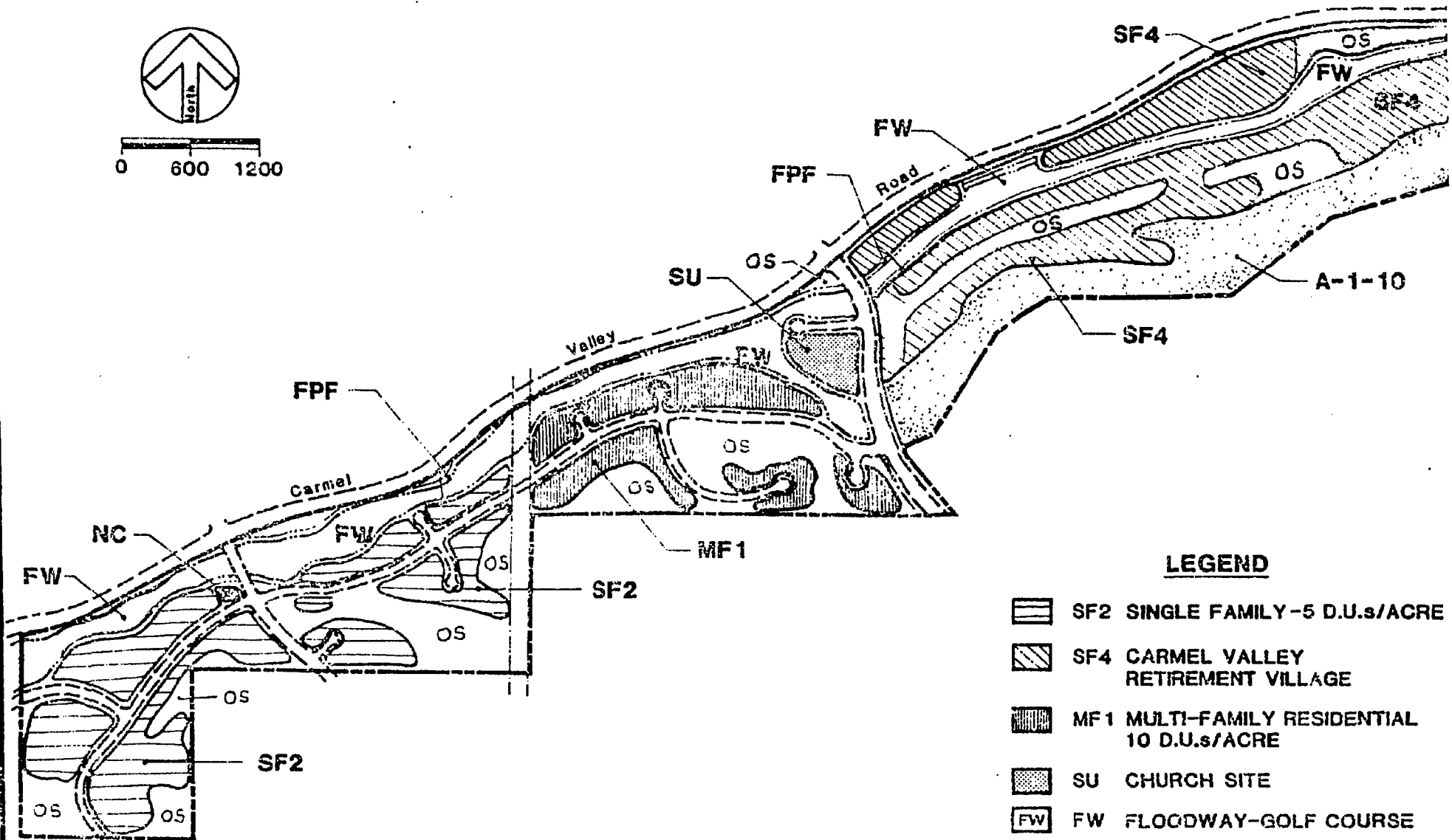
The provisions of Section 101.0403.1 of the San Diego Municipal Code shall apply.

SEC. 103.0618 A-1-10 AGRICULTURE ZONE










The provisions of Section 101.0404 of the San Diego Municipal Code shall apply.



0 600 1200



LEGEND

-  SF2 SINGLE FAMILY - 5 D.U.s/ACRE
-  SF4 CARMEL VALLEY RETIREMENT VILLAGE
-  MF1 MULTI-FAMILY RESIDENTIAL 10 D.U.s/ACRE
-  SU CHURCH SITE
-  FW FLOODWAY - GOLF COURSE
-  NC NEIGHBORHOOD COMMERCIAL
-  FPF FLOOD PLAIN FRINGE
-  A-1-10 AGRICULTURE
-  OS OPEN SPACE

**NORTH CITY WEST PLANNED DISTRICT
DEVELOPMENT UNIT 8**

00751

0-16187

Passed and adopted by the Council of The City of San Diego on APR 2 1984,
 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"/>
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 Struiksmma	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" 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 *Barbara Baxter*, 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

MAR 20 1984, and on APR 2 1984.

~~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 Baxter*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 00-16187 Adopted APR 2 1984

RECEIVED
CITY CLERK'S OFFICE

CERTIFICATE OF PUBLICATION

1984 APR 18 AM 10:00
SAN DIEGO, CALIF.

CITY OF SAN DIEGO
ATTN: BARBARA BAXTER
202 C St., 12th Floor
SAN DIEGO, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16187

ORDINANCE NO. O-16187
(New Series)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, SECTION 3, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0501 AND 103.0507, AND ADDING SECTIONS 103.0515, 103.0517 AND 103.0518, 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 8, of the San Diego Municipal Code be, and the same is hereby amended by amending Sections 103.0501, 103.0507 to read as follows:

SEC. 103.0501 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-670, C-671, C-676, C-670.1, C-679 and C-683, and described in the appended boundary description filed in the office of the City Clerk under Document Nos. OO-18934, OO-18935, OO-18936, OO-18946, OO-18974 and OO-16187. Sections 103.0502 through 103.0518 shall apply to each precise plan within the North City West Community Plan area when adopted by the City Council.

SEC. 103.0507 SINGLE-FAMILY ZONES (SF)

A. - No change.

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)
SF	7,000	65	65
SF1	6,000	50	60
SF1A	5,500	50	50
SF2	4,500	40	45
SF3, SF4	3,000	25	30

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-16187
(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:

April 16, 1984

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

Dated at San Diego, California this 16th day of Apr., 1984.

Carrie Gedeon
(Signature)
Page 1 of 2 00753

$17\frac{3}{4} \times 8.87 = 157.44$

Street frontage may be reduced to twenty feet for lots which front 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.
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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. The following minimum yard dimensions shall apply in the Single-Family Zones:

Zone	Minimum Yard Dimensions in Linear Feet				
	Front Yard Residence	Garage	Side Yard Interior	Street	Rear Yard
SF	20	20	8	10	**8
SF 1, SF 1-A, SF 2, SF 3	10	15	*4	10	**4
SF 4	10	10	Minimum of 8 feet between buildings	10	**4

*Building walls with no openings may be constructed on the side property line.

**Attached and detached one-story accessory buildings not to exceed 500 square feet may disregard side and rear yards if not used for living or sleeping purposes.

3. through 5. - No change.

Section 2. That Chapter X, Article 3, Division 6 of the San Diego Municipal Code be, and the same is hereby amended by adding Sections 103.0616, 103.0617 and 103.0618 to read as follows:

SEC. 103.0616 FLOODWAY ZONE

The provisions of Section 101.0403 of the San Diego Municipal Code shall apply.

SEC. 103.0617 FLOODPLAIN FRINGE ZONE

The provisions of Section 101.0403.1 of the San Diego Municipal Code shall apply.

SEC. 103.0618 A-1-10 AGRICULTURAL ZONE

The provisions of Section 101.0404 of the San Diego Municipal Code shall apply.

Section 4. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.
Introduced MARCH 20, 1984.

Passed and adopted by the Council of The City of San Diego
APRIL 2, 1984.

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 **BARBARA BAXTER,** Deputy

Publish Apr. 18, 1984

604212