

(O-83-260)
REV. 9/23/83
REV. 9/7/84

ORDINANCE NUMBER O- 16303 (NEW SERIES)

ADOPTED ON OCT 22 1984

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0410 BY ADDING SUBSECTION "M.," RELATING TO R ZONES (MULTIPLE FAMILY RESIDENTIAL).

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 the same is hereby amended by amending Section 101.0410, to read as follows:

SEC. 101.0410 R ZONES (MULTIPLE FAMILY RESIDENTIAL)

A., B., C., D., E., F., G., H., I., J., K. and L. -

No changes.

M. COASTAL ZONE REGULATIONS

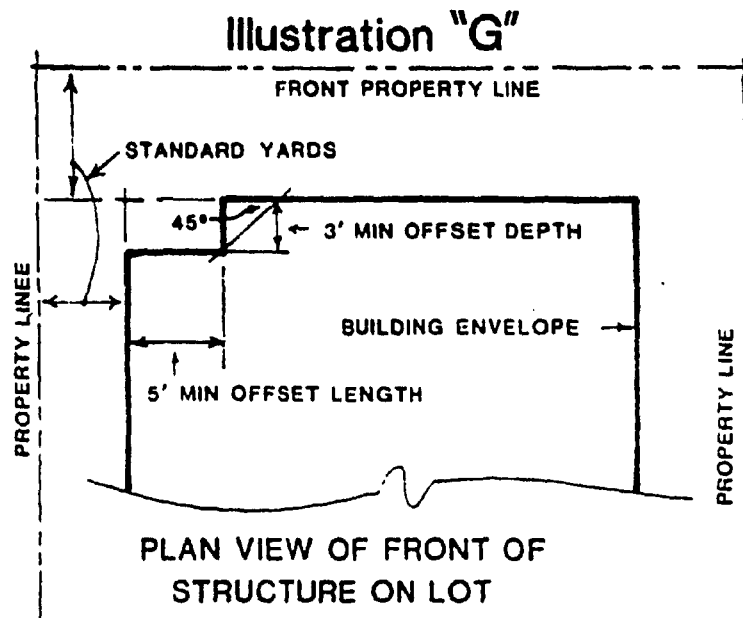
Within the Coastal Zone, the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth or referenced in preceding paragraphs of this Section.

1. Floor Area Ratio "Offset Bonus" (see also Paragraph "H.")

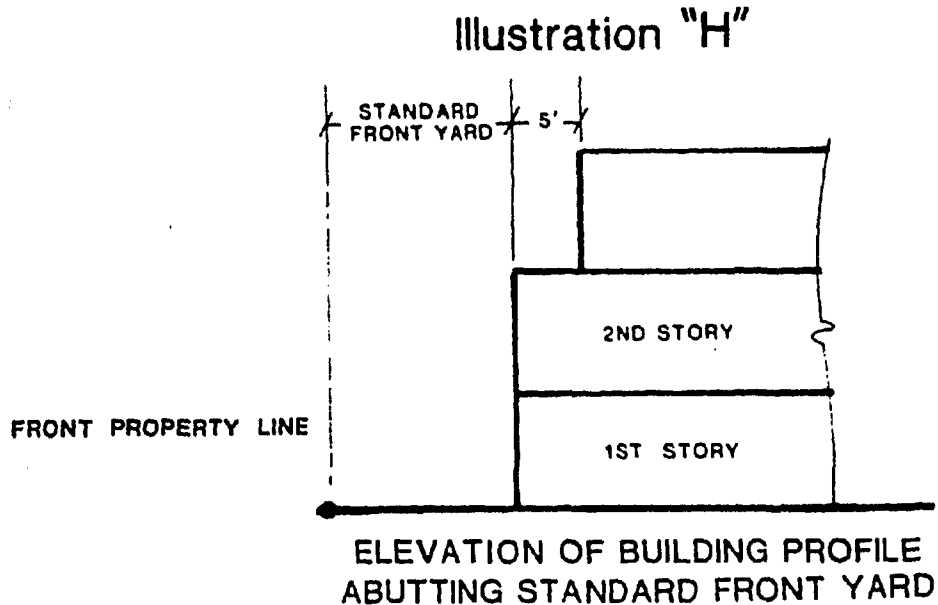
A floor area ratio "offset bonus" of 0.05 may be utilized if either design feature a) or b) described herein is incorporated into the construction of the main building. If both

features are incorporated, the floor area ratio offset bonus shall be 0.10.

a. A vertical offset in the facade extending the full height of the facade. The vertical offset shall maintain a minimum depth of three feet through a minimum length of five feet. The inward slope of the offset shall be at an angle of not less than 45 degrees from the vertical plane of the facade (see Illustration "G," below):



b. An additional setback of not less than five feet behind the standard front yard for all stories above two (see Illustration "H," below):



2. Landscaping Regulations (see also Paragraph "J.")

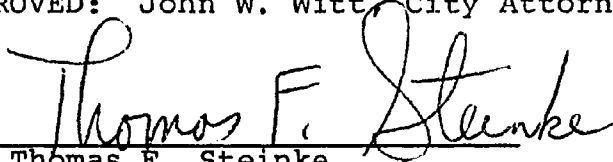
Prior to the use and occupancy of any premises, the entire required front and street side yards shall be suitably landscaped except for those areas occupied by driveways and walkways. In no case shall the required landscaped area be less than 50 percent of the total area included in the required front 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.

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


Thomas F. Steinke
Deputy City Attorney

TFS:ta:630
6/28/83
REV. 9/23/83
REV. 9/7/84
Or.Dept:Plan.
O-83-260
Form=o.none

Passed and adopted by the Council of The City of San Diego on OCT 22 1984,
 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"/>
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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

OCT 9 1984

OCT 22 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 0-16303 Adopted OCT 22 1984

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
SAN DIEGO, CALIF.
1984 NOV - 8 AM 9:36

CITY OF SAN DIEGO
202 C Street, 12th Floor
San Diego, CA 92101

IN THE MATTER OF

NO.

ORDINANCE NO. O-16303

**ORDINANCE NUMBER O-16303
(NEW SERIES)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.0410 BY ADDING SUBSECTION "M," RELATING TO R ZONES (MULTIPLE FAMILY RESIDENTIAL).

This ordinance amends that section of the San Diego Municipal Code relating to the R Zones, within the Coastal Zone only, by adding special regulations relating to a floor area ratio "offset bonus" and landscaping.

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 OCT 9 1984

Passed and adopted by the Council of The City of San Diego OCT. 22, 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 Nov. 5

5993

I, Michael L. Ungashick, 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 NUMBER O-16303
(NEW SERIES)

4 3/8" X 9.76 = 42.24

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:

November 5, 1984

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

Dated at San Diego, California this 5th day of Nov., 19 84.

Michael L. Ungashick
(Signature)

01604