

ORDINANCE NUMBER O- 16836 (NEW SERIES)

ADOPTED ON MAR 30 1987

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,  
DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY  
AMENDING SECTION 101.0900 RELATING PLANNED  
RESIDENTIAL DEVELOPMENTS.

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

Section 1. That Chapter X, Article 1, Division 9, of the San Diego Municipal Code be and the same is hereby amended by amending Section 101.0900 entitled "PLANNED RESIDENTIAL DEVELOPMENTS," to read as follows:

**SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS**

**A. PURPOSE AND INTENT**

The purposes of the Planned Residential Development regulations are to facilitate development of areas designated for residential use (including Mobile Home Parks as defined in Chapter X, Article 1, Division 10 of the San Diego Municipal Code) in adopted community plans with the exception of projects in the R-1 zones or projects combining areas containing R-1 and any other zone permitting residential uses, within the Urbanized Communities as defined in the General Plan; to encourage imaginative and innovative planning of residential neighborhoods offering a wide variety of dwelling unit types and site arrangements with well-integrated community facilities and services; to use for development in areas which include steep slopes, particularly HR zoned properties, in such a manner to achieve minimum disturbance of the natural terrain and

vegetation; to permit utilization of this concept in low-density development in agricultural zones; and to permit greater flexibility in design of residential neighborhoods than is possible through strict application of conventional zoning and subdivision regulations.

B. [No changes in Paragraph B.]

C. PLANNED RESIDENTIAL DEVELOPMENT PERMIT

The Planning Director may permit, by Planned Residential Development Permit, a Planned Residential Development in any zone in which residential uses are permitted. However, any project located on land zoned for single-family or combined single-family and multi-family development within any of the urbanized communities of the City as defined and identified in the General Plan, must use the Planned Infill Residential Development Permit.

D. through K. [No changes in Paragraphs D. through K.]

L. MINIMUM DEVELOPMENTAL STANDARDS

A Planned Residential Development shall comply with all the following developmental standards:

1. Density. The number of dwelling units to be built on the property shall not exceed that set forth in either the following table or the adopted community plan or any other adopted plan, whichever is less. Private streets may be used in the calculation of density. Public interior streets which are determined by the City Engineer to not be necessary for through circulation, may also be used in the calculation of density. Major and collector streets may not be used in the calculation of density. A deviation may be granted by the Planning Director pursuant to Section 101.0307, Affordable Housing Density Bonus. In the event the proposed Planned

Residential Development includes property which is shown as part of an open space system on an adopted community plan or general plan, and is accepted by The City of San Diego as dedicated open space, this property may be included in the calculation of density consistent with underlying zone or community plan, whichever is less. Such property shall be contiguous to an existing open space system and shall be in a natural state and remain undisturbed. If such property is dedicated as open space, it shall remain such in perpetuity.

ZONE

MAXIMUM PERMITTED DWELLING UNITS

A-1-10

Sq. Ft. of Land Area

174,240 sq. ft.

except that pursuant to "Rural Cluster" development (see Section 101.0900 B.4.), the number of permissible dwelling units shall not exceed one per 435,600 square feet.

A-1-5

Sq. Ft. of Land Area

174,240 sq. ft.

except that pursuant to "Rural Cluster" development (see Section 101.0900 B.4.), the number of permissible dwelling units shall not exceed one per 217,800 square feet.

A-1-1

Sq. Ft. of Land Area

43,560 sq. ft.

R1-40,000	<u>Sq. Ft. of Land Area</u> 40,000 sq. ft.
R1-20,000	<u>Sq. Ft. of Land Area</u> 20,000 sq. ft.
R1-15,000	<u>Sq. Ft. of Land Area</u> 15,000 sq. ft.
R1-10,000	<u>Sq. Ft. of Land Area</u> 10,000 sq. ft.
R1-8,000	<u>Sq. Ft. of Land Area</u> 8,000 sq. ft.
R1-6,000	<u>Sq. Ft. of Land Area</u> 6,000 sq. ft.
R1-5,000	<u>Sq. Ft. of Land Area</u> 5,000 sq. ft.
R-3,000	<u>Sq. Ft. of Land Area</u> 3,000 sq. ft.
R-2,500	<u>Sq. Ft. of Land Area</u> 2,500 sq. ft.
R-2,000	<u>Sq. Ft. of Land Area</u> 2,000 sq. ft.
R-1,750	<u>Sq. Ft. of Land Area</u> 1,750 sq. ft.
R-1,500	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.

RV (Coastal Zone)	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
R-1,250	<u>Sq. Ft. of Land Area</u> 1,250 sq. ft.
R-1,000	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
RV	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
R-800	<u>Sq. Ft. of Land Area</u> 800 sq. ft.
R-600	<u>Sq. Ft. of Land Area</u> 600 sq. ft.
R-400	<u>Sq. Ft. of Land Area</u> 400 sq. ft.
R-200	<u>Sq. Ft. of Land Area</u> 200 sq. ft.

If the property involved is composed of land falling in two or more residential zones, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

2. Open Space. The open space provided on the property shall not be less than that shown in the following table.

<u>ZONE</u>	<u>TOTAL REQUIRED OPEN SPACE PER D.U. (sq. ft.)</u>	<u>REQUIRED USABLE OPEN SPACE PER D.U. (sq. ft.)</u>
A-1-1, A-1-5, A-1-10	28,000	14,000
A-1-10, A-1-5, Rural Cluster	3,000	1,500
R1-40000	28,000	14,000
R1-20000	12,000	6,000
R1-15000	9,000	4,500
R1-10000	6,000	3,000
R1-8000	4,800	2,400
R1-6000	3,600	1,800
R1-5000	3,000	1,500
R-3000	1,800	900
R-2500	1,500	750
R-2000	1,200	600
R-1750	1,050	525
R-1500	900	450
R-1250	700	350
R-1000	500	250
R-800	400	200
R-600	300	150
R-400	200	100
R-200	100	50
RV	500	250
RV (Coastal Zone)	900	450

[No changes to the remaining text in Paragraph 2.]

3. through 6. [No changes in Paragraphs 3. through 6.]

M. through S. [No changes in Paragraphs M. through S.]

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:cc:600  
02/27/87  
Or.Dept:Plan.  
O-87-163  
Form=o.code

**STRIKE-OUT ORDINANCE**

O-87-163-so

OLD LANGUAGE: Stricken Out  
NEW LANGUAGE: Underlined

**SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS**

**A. PURPOSE AND INTENT**

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**B. [No changes in Paragraph B.]**



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The Planning Director may permit, by Planned Residential Development Permit, a Planned Residential Development in any zone in which residential uses are permitted. However, any project located on land zoned for single-family or combined single-family and multi-family development within any of the urbanized communities of the City as defined and identified in the General Plan, must use the Planned Infill Residential Development Permit.

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A-1-1

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43,560 sq. ft.

R-1-40

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R1-40,000

40,000 sq. ft.

R-1-20

Sq. Ft. of Land Area

R1-20,000

20,000 sq. ft.

R-1-15

Sq. Ft. of Land Area

R1-15,000

15,000 sq. ft.

<u>R-1-10</u> <u>R1-10,000</u>	<u>Sq. Ft. of Land Area</u> 10,000 sq. ft.
<u>R-1-8</u> <u>R1-8,000</u>	<u>Sq. Ft. of Land Area</u> 8,000 sq. ft.
<u>R-1-6</u> <u>R1-6,000</u>	<u>Sq. Ft. of Land Area</u> 6,000 sq. ft.
<u>R-1-5</u> <u>R1-5,000</u>	<u>Sq. Ft. of Land Area</u> 5,000 sq. ft.
<u>R-2</u> <u>R-3,000</u>	<u>Sq. Ft. of Land Area</u> 3,000 sq. ft.
<u>R-2,500</u>	<u>Sq. Ft. of Land Area</u> 2,500 sq. ft.
<u>R-2,000</u>	<u>Sq. Ft. of Land Area</u> 2,000 sq. ft.
<u>R-1,750</u>	<u>Sq. Ft. of Land Area</u> 1,750 sq. ft.
<u>R-2A</u> <u>R-1,500</u>	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
RV (Coastal Zone)	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
<u>R-1,250</u>	<u>Sq. Ft. of Land Area</u> 1,250 sq. ft.

<u>R-3</u>	<u>Sq. Ft. of Land Area</u>
<u>R-1,000</u>	1,000 sq. ft.
RV	<u>Sq. Ft. of Land Area</u>
	1,000 sq. ft.
<u>R-800</u>	<u>Sq. Ft. of Land Area</u>
	800 sq. ft.
R-3A	<u>Sq. Ft. of Land Area</u>
<u>R-600</u>	600 sq. ft.
R-4	<u>Sq. Ft. of Land Area</u>
<u>R-400</u>	400 sq. ft.
R-4E	<u>Sq. Ft. of Land Area</u>
<u>R-200</u>	200 sq. ft.

If the property involved is composed of land falling in two or more residential zones, the number of dwelling units permitted in the development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

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R1-6000	3,600	1,800
R1-5000	3,000	1,500
R-3000	1,800	900
R-2500	1,500	750
R-2000	1,200	600
R-1750	1,050	525
R-1500	900	450
R-1250	700	<del>300</del> <u>350</u>
R-1000	500	250
R-800	400	200
R-600	300	150
R-400	200	100
R-200	100	50
RV	500	250
RV (Coastal Zone)	900	450

[No changes to the remaining text in Paragraph 2.]

3. through 6. [No changes in Paragraphs 3. through 6.]

M. through S. [No changes in Paragraphs M. through S.]

MAR 30 1987

Passed and adopted by the Council of The City of San Diego on .....  
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Celia Ballesteros	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

MAUREEN O'CONNOR  
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 17 1987

MAR 30 1987

....., 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 *Barbara Baxter*, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number	<i>16836</i> Adopted MAR 30 1987

RECEIVED  
CLERK'S OFFICE  
1987 MAR -3 PM 4:02  
SAN DIEGO, CALIF.



CERTIFICATE OF PUBLICATION

CITY OF SAN DIEGO  
202 C STREET, 2ND FLOOR  
SAN DIEGO, CA 92101

IN THE MATTER OF  
AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVI-  
SION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMEN-  
DING SECTION 101.0900 RELATING TO PLANNED RESI-  
DENTIAL DEVELOPMENT.

NO.

**ORDINANCE NUMBER 0-16836 (NEW SERIES)**

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVI-  
SION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMEN-  
DING SECTION 101.0900 RELATING TO PLANNED RESI-  
DENTIAL DEVELOPMENTS.**

The amendments to Municipal Code Section 101.0900, Planned Residential Development, impose limitations on the development of such projects when the land proposed for development lies within an urbanized community and is zoned R-1 or R-1 and other zones which permit residential use. In these cases, the provisions of the Planned Infill Residential Development regulations shall apply.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 2nd floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

Introduced MAR 17 1987  
Passed and adopted by the Council of The City of San Diego MAR 30 1987

AUTHENTICATED BY: MAUREEN O'CONNOR  
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  
Pub. April 15

76509

I, THOMAS D. KELLEHER, 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

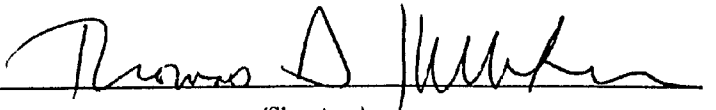
ORDINANCE NUMBER 0-16836 (NEW SERIES)

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 15

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

Dated at San Diego, California this 15 day of APRIL, 1987.

  
(Signature)

4 1/4" x \$ 10.24 = \$ 43.52