

# CORRECTED COPY

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11/02/89

ORDINANCE NUMBER O- 17343 (NEW SERIES)

ADOPTED ON SEP 25 1989

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 4 AND 8, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0410, 101.0414, 101.0421.1, 101.0423, 101.0426, 101.0426.1, 101.0427, 101.0427.1, 101.0428, 101.0430, 101.0432, 101.0433, 101.0437, 101.0441, 101.0459, 101.0802, 101.0803, 101.0806, 101.0813, 101.0821, AND 101.0822; AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 1 AND 8, OF THE SAN DIEGO MUNICIPAL CODE, BY ADDING SECTIONS 101.0101.55, 101.0830 AND 101.0835; RESERVE FOR FUTURE USE SECTIONS 101.0824 THROUGH 101.0829 AND 101.0831 THROUGH 101.0834; AND AMENDING CHAPTER X, ARTICLE 3, DIVISIONS 2, 7, 9, 10, 13, 14, 15, AND 17 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0207, 103.0708.3, 103.0927, 103.1008, 103.1306, 103.1421, 103.1513, 103.1705 AND 103.1706; ALL RELATING TO MULTI-FAMILY RESIDENTIAL PARKING REGULATIONS.

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

Section 1. That Chapter X, Article 1, Divisions 4 and 8, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 101.0410, 101.0414, 101.0421.1, 101.0423, 101.0426, 101.0426.1, 101.0427, 101.0427.1, 101.0428, 101.0430, 101.0432, 101.0433, 101.0437, 101.0441, 101.0459, 101.0802, 101.0803, 101.0806, 101.0813, 101.0821, and 101.0822, to read as follows:

**SEC. 101.0410 R ZONES (MULTIPLE FAMILY RESIDENTIAL)**

A. through J. [No change.]

**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 dwellings - refer to Section 101.0835.

b. [No change.]

c. [No change.]

d. [No change.]

e. [No change.]

f. [No change.]

g. [No change.]

h. [No change.]

i. [No change.]

j. [No change.]

2. through 5. [No change.]

L. through M. [No change.]

**N. COASTAL ZONE REGULATIONS**

[No change to the first and second paragraphs.]

1. through 4. [No change.]

5. Special Regulations for Beach Impact Areas. Within the Beach Impact Area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. OO-17069)

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

Curb cuts. New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient access is available from an abutting alley. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing residential development, one (1) curb cut not to exceed twenty-five (25) feet in width at the property line, may be permitted.

**SEC. 101.0414 RV ZONE**

A. through E. [No change.]

**F. OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in "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 apartments - refer to  
Section 101.0835.

b. through f. [No change.]

2. through 4. [No change.]

**G. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. and 2. [No change.]

3. Special Regulations for the Beach Impact Areas. Within the beach impact areas of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking Regulations (see also Subsection F.).

For private clubs and similar establishments - one (1) parking space for each guest room or one (1) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

b. [No change.]

**SEC. 101.0421.1 CR ZONE (COMMERCIAL RECREATION)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments - refer to Section 101.0835.

b. through h. [No change.]

2. through 4. [No change.]

**SEC. 101.0423 CO ZONE (COMMERCIAL OFFICE)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments - refer to Section 101.0835.

b. through e. [No change.]

2. and 3. [No change.]

**F. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Areas. Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking, Regulations (see also Subsection E.)

For private clubs and similar establishments - one (1.0) parking space for each guest room or one (1.0) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

b. [No change.]

**SEC. 101.0426 CN ZONE (NEIGHBORHOOD COMMERCIAL)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments - refer to Section 101.0835.

b. and c. [No change.]

2. and 3. [No change.]

**F. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Area. Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

Curb Cuts. New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient vehicular access is available from an abutting alley, except that new commercial or residential developments with a frontage of one hundred fifty (150) feet or greater shall be permitted one (1) curb cut (twenty-five (25) foot wide at the property line) for every full one hundred fifty (150) feet of street frontage. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing commercial or residential development, one (1) curb cut, not to exceed twenty-five (25) feet in width, at the property line, may be permitted.

**SEC. 101.0426.1 CV (COMMERCIAL VISITOR - SERVICE) ZONE**

A. through J. [No change.]

**K. OFF-STREET PARKING REGULATION**

1. Every premises used for one or more of the permitted uses listed in Paragraph "B.," above, shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

a. For residential development - refer to Section 101.0835.

b. through e. [No change.]

2. [No change.]

**L. COASTAL ZONE REGULATION**

[No change to the first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Areas. Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. For private clubs and similar establishments - one (1.0) parking space for each guest room or one (1.0) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

b. [No change.]

**SEC. 101.0427 CC ZONE (COMMUNITY COMMERCIAL) -  
COMMERCIAL CENTERS IN ESTABLISHED  
NEIGHBORHOOD AREAS**

A. through E. [No change.]

**F. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For lots or parcels which abut an alley:

1) [No change.]

2) [No change.]

b. [No change.]

c. For apartments - refer to Section 101.0835.

2. through 5. [No change.]

**G. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Off-street Parking Regulations (see also Subsection F.).

a. and b. [No change.]

5. Special Regulations for Beach Impact Areas. Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this section.

a. Off-street Parking Regulations (see also Subsection F.).

1) and 2) [No change.]

b. [No change.]

**SEC 101.0427.1 CA-RR (AREA SHOPPING CENTER - RESTRICTED RESIDENTIAL) ZONE**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. [No change.]

b. For apartments - refer to Section 101.0835.

c. through e. [No change.]

2. and 3. [No change.]

**SEC. 101.0428 CA ZONE (AREA SHOPPING CENTER)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. [No change.]

b. For apartments - refer to  
Section 101.0835.

c. through e. [No change.]

2. and 3. [No change.]

F. [No change.]

**SEC. 101.0430 C-1 ZONE**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

a. For apartments - refer to  
Section 101.0835.

b. through e. [No change.]

2. and 3. [No change.]

**F. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Off-Street Parking Regulations (see also Subsection E.).

a. Every premises used for one (1) or more of the permitted uses listed in Subsections B and F1 shall be provided with a minimum of off-street parking spaces on the same lot or

premises as follows: For restaurants - one (1) parking space for each two hundred (200) square feet of gross floor area.

b. [No change.]

5. [No change.]

**SEC. 101.0432 C (GENERAL COMMERCIAL) ZONE**

A. through E. [No change.]

**F. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises, except as otherwise provided in Chapter X, Article 1, Division 8 of this Code, as follows:

a. For apartments - refer to Section 101.0835.

2. and 3. [No change.]

**SEC. 101.0433 CBD ZONE (CENTRAL BUSINESS DISTRICT)**

A. through D. [No change.]

**E. OFF-STREET PARKING REGULATIONS**

1. For apartments - refer to Section 101.0835.

2. and 3. [No change.]

**SEC. 101.0437 M-1 ZONE**

A. through C. [No change.]

**D. COASTAL ZONE REGULATIONS**

[No change to first paragraph.]

1. Off-Street Parking Regulations. Every premises used for one or more of the permitted uses in this zone shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article as follows:

a. For apartments, multiple dwellings and group dwellings - refer to Section 101.0835.

b. and c. [No change.]

2. [No change.]

**SEC. 101.0441 M-2 ZONE**

A. through D. [No change.]

**E. COASTAL ZONE REGULATIONS**

[No change to this first paragraph.]

1. Off-Street Parking Regulations

a. Every premises used for one or more of the permitted uses in this zone shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article as follows:

(1) For apartments, multiple dwellings and group dwellings - refer to Section 101.0835.

(2) and (3) [No change.]

b. [No change.]

**SEC. 101.0459 CENTRE CITY OVERLAY ZONE**

A. through E. [No change.]

**F. SPECIAL STANDARDS**

1. [No change.]

a. through c. [No change.]

d. The following off-street parking ratios shall apply to premises with two or more dwelling units:

Zones M-1, C, and R-400	1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 spaces for each dwelling unit containing two bedrooms or more
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Zone CBD R-200	1 space for each dwelling unit
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These parking ratios shall remain in effect until the Centre City Plan is revised and new legislation, which applies to all of downtown, is adopted.

e. [No change.]

f. [No change.]

2. through 7. [No change.]

**SEC. 101.0802 EXISTING PARKING NOT TO BE REDUCED**

Notwithstanding any other provisions of this Article, existing off-street parking facilities in any zone which were provided on the same premises and maintained before parking was required and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below

the requirements of the use as set forth in Division 4 or in Section 101.0835, as applicable, of this Article.

**SEC. 101.0803 USE OF REQUIRED PARKING SPACES**

Required off-street parking spaces and parking areas shall be used only for the parking of operable vehicles of residents, employers, employees, customers and visitors, as appropriate to the permitted uses of each zone or district. Required off-street parking spaces for residential development may not be leased by the property owner to anyone other than a resident of the premises.

**SEC. 101.0806 BEDROOMS DEFINED**

In addition to any rooms which are commonly considered to be bedrooms, the following rooms are considered to be bedrooms for the purpose of calculating off-street parking requirements for dwelling units if they contain 70 square feet or more of net floor area:

1. Separate living rooms in studio, bachelor and efficiency apartments containing no bedrooms.
2. Dens.
3. Studies.
4. Family rooms.
5. Studios.
6. Lofts.
7. Other similar rooms.

**SEC. 101.0813 MINIMUM DIMENSIONS FOR PARKING SPACES**

A. Parking spaces shall have a minimum width of eight and one-half (8½) feet or nine (9) feet if the parking space abuts a wall, column or other immovable obstacle, and a minimum depth of twenty (20) feet, except for spaces for less than standard size cars as authorized by this section, which shall have a minimum width of seven and one-half (7½) feet or eight (8) feet if the parking space abuts a wall, column or other immovable obstacle, and a minimum depth of fifteen (15) feet.

B. through D. [No change.]

**SEC. 101.0821 TANDEM PARKING**

A. [No change.]

1. [No change.]

2. That all tandem parking areas, notwithstanding the provisions of Section 101.0813, shall have a minimum width of eight and one-half feet or nine feet if the tandem parking area abuts a wall, column or other immovable obstacle, and a minimum depth of 35 feet.

3. That tandem parking, whenever utilized, shall be assigned and enforced by the owner (or the assigned representative of the owner) of the premises. Each tandem parking area used to satisfy the resident requirement must be assigned to no more than one dwelling unit.



4. Both of the parking spaces provided within a tandem area shall count toward the total parking requirement if the tandem area provides complete architectural enclosure for at least one of the two spaces; otherwise, the tandem parking area shall suffice to meet the parking requirement for one dwelling unit only. Parking requirements for dwelling units not served by tandem parking shall then be calculated independently.

5. Notwithstanding all other requirements, at least one independently accessed on-site parking space must be provided for every unit.

B. In any commercial zone, tandem parking for the following commercial purposes only may be permitted as part of a Planned Commercial Development Permit or Coastal Development Permit:

1. Assigned employee parking spaces.
2. Valet parking associated with restaurant use.

**SEC. 101.0822 SHARED PARKING**

In all commercial zones, shared parking may be permitted pursuant to a Planned Commercial Development Permit subject to the following conditions:

1. The required parking and reduction factors for each use shall be consistent with Section 101.0830 (Shared Parking Guidelines).

2. through 5. [No change.]

6. Subsequent modifications to the structure or change in tenant occupancy shall require review by the Planning Director for conformance to this section and Section 101.0830.

7. [No change.]

Section 2. That Chapter X, Article 1, Divisions 1 and 8, of the San Diego Municipal Code be and the same is hereby amended by adding Sections 101.0101.55, 101.0830 and 101.0835, to read as follows:

**SEC. 101.0101.55 TRANSIT CORRIDORS AND NODES**

A. TRANSIT CORRIDOR. The area within one-quarter-mile of existing public bus lines, with the exclusion of freeway service, having a 15-minute frequency of service and a guarantee of existing and future service as established by MTDB. Also included are those transit corridors identified within specific community plans.

B. NODAL CORRIDOR. Identical to a transit corridor with the additional qualification of being within two miles (approximately eight minutes by bus) of a transit node that is located directly adjacent to a transit corridor.

C. TRANSFER NODE. The area within one-quarter-mile radius of existing and proposed major bus transfer centers. Proposed transfer nodes are those

centers that have been approved for development by MTDB with identified funding available.

D. TRANSIT NODE. The area within a one-quarter-mile radius of existing and proposed trolley stops. Proposed trolley stops are those stops that have been approved for development by the Metropolitan Transit Development Board (MTDB) with identified funding available.

E. TRANSIT HUB. Any area greater than one square mile with an aggregate density of transit nodes averaging more than five transit nodes per square mile.

**SEC. 101.0830 SHARED PARKING STANDARDS**

A. Shared parking requests may be approved by the City Engineer for Planned Commercial Developments for two or more different land uses located adjacent or in close proximity to one another subject to the standards contained within this section and Section 101.0822.

**B. Parking Ratios**

1. Table I contains the parking required per square footage of gross floor area for each land use type.

2. At least 40 percent of parking spaces provided shall be standard size spaces.

3. Parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles.

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4. Parking shall be in compliance with all other requirements of Division 8 of the Municipal Code.

**TABLE I FOR SECTION 101.0830  
PARKING REQUIREMENTS FOR SHARED PARKING PERMITS**

USE	REQUIRED RATIO SPACE: SQUARE FOOTAGE (GFA)
Office	1:300
Medical Office	1:250
Retail	1:200
Restaurant	1:60 Freestanding 1:80 Mixed-use
Theatre	1:3 (seats)
Hotel/Motel	1:1 (guest room)
Conference Room	1:80
Multi-Family Residential	*Reference Section 101.0835

C. Accumulation Curve

Accumulation curves (estimates for each land use) are based on the selected hourly values described in terms of the percent of maximum design-day parking demand expected at every hour during the day. The parking demand factor (e.g., office building - one space for each 300 feet of building) produces an estimate of peak parking demand:

E.G.:

$$\frac{60,000\text{-square-foot building}}{300 \text{ (1 space per 300 sq. ft.)}} = 200 \text{ parking spaces peak hour}$$

This number, 200 spaces for the peak hour, is then multiplied by each hourly percentage as shown in Table II, which produces an estimate of parking demand each hour of day for office use. The same methodology would be applied to other land uses sharing the parking. To determine the number of required parking spaces, add the total of each hourly accumulation. Spaces required would be the highest number, this represents the peak hour for the entire project.

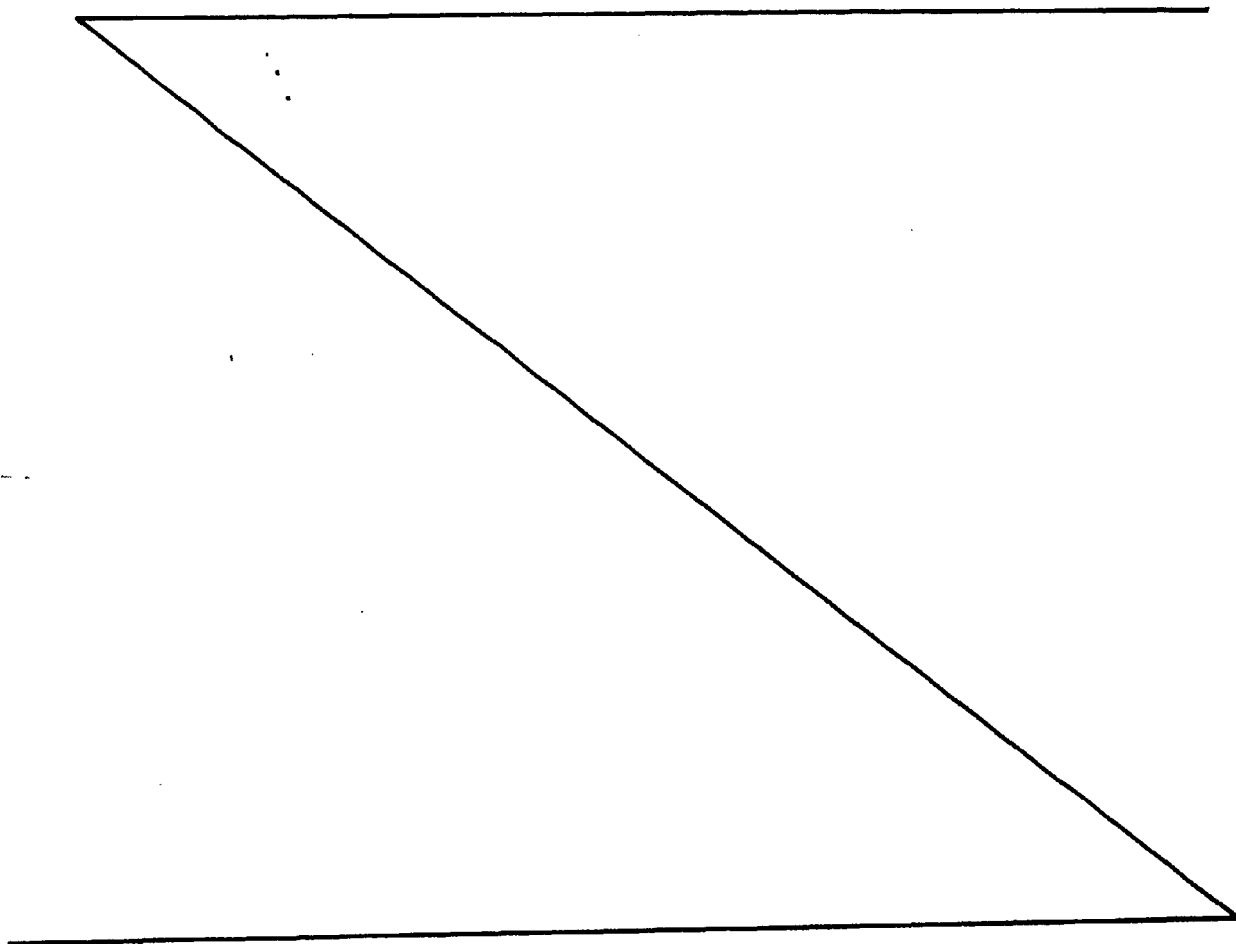


TABLE II FOR SECTION 101.0830

REPRESENTATIVE HOURLY ACCUMULATION BY PERCENTAGE OF PEAK HOUR

Hour of Day	Total															
	Office		Retail		Restaurant		Class	Residential (low-CBM)		Residential (CBM)	Guest Room		Restaurant/Lounge		Conference Room	Comme- use Area
	Wednesday	Saturday	Monday	Tuesday	Wednesday	Thursday	Daily	Wednesday	Thursday	Daily	Wednesday	Thursday	Wednesday	Thursday	Daily	Daily
6:00 A.M.	3%	—	—	—	—	—	—	100%	100%	100%	100%	90%	20%	20%	—	—
7:00 A.M.	20	20%	8%	3%	2%	2%	—	87	95	95	85	70	20	20	—	—
8:00 A.M.	63	60	18	10	5	3	—	79	88	90	65	60	20	20	50%	50%
9:00 A.M.	93	80	42	30	10	6	—	73	81	87	55	50	20	20	100	100
10:00 A.M.	100	80	68	45	30	8	—	68	74	83	45	40	20	20	100	100
11:00 A.M.	100	100	87	73	30	10	—	59	71	85	35	35	30	30	100	100
12:00 Noon	90	100	97	85	50	30	30%	60	71	85	30	30	50	30	100	100
1:00 P.M.	90	80	100	95	70	45	70	59	70	85	30	30	70	45	100	100
2:00 P.M.	97	60	97	100	60	45	70	60	71	85	35	35	60	45	100	100
3:00 P.M.	93	40	95	100	60	45	70	61	73	85	35	40	55	45	100	100
4:00 P.M.	77	40	87	90	50	45	70	66	75	87	45	50	50	45	100	100
5:00 P.M.	47	20	79	73	70	60	70	77	81	90	60	60	70	60	100	100
6:00 P.M.	23	20	82	65	90	90	80	85	85	92	70	70	90	90	100	100
7:00 P.M.	7	20	89	80	100	95	90	94	87	94	73	80	100	95	100	100
8:00 P.M.	7	20	87	55	100	100	100	96	92	96	90	90	100	100	100	100
9:00 P.M.	3	—	61	40	100	100	100	98	95	98	95	95	100	100	100	100
10:00 P.M.	3	—	32	38	90	95	100	99	96	99	100	100	90	95	50	50
11:00 P.M.	—	—	13	13	70	85	80	100	98	100	100	100	70	85	—	—
12:00 Mid-night	—	—	—	—	50	70	70	100	100	100	100	100	50	70	—	—

FROM: SHARED PARKING - A study conducted under the direction of ULI, The Urban Land Institute, by Barton-Aschman Associates, Inc., 1983.

SEC. 101.0835 MULTI-FAMILY PARKING REQUIREMENTS

A. PURPOSE AND INTENT. The purpose and intent of this ordinance is to provide appropriate parking for multi-family development Citywide based on access to transit, mix of use, and intensity of development. The increased efficiencies associated with high density, mixed-use development within transit corridors are acknowledged. The Planning Director, or a designated representative, in granting a discretionary permit may vary from these requirements in recognition of community-specific vehicle ownership patterns. The requirements have been adjusted so as not to adversely impact lower income housing.

B. ADMINISTRATIVE REGULATIONS. The provisions of this Section shall apply to all multi-family development in residential and commercial zones and planned districts Citywide, excluding Centre City Overlay Zone, Centre City East PDO, Gaslamp PDO, Marina PDO, Mission Beach PDO, La Jolla PDO and La Jolla Shores PDO. Special standards are, however, provided for those projects located within the Beach Parking Impact Area as shown on the Map Drawing C-731 (on file in the office of the City Clerk as Document No. 00-17069) within a Campus Parking Impact area as shown on the Map Drawing No. C-795 (on file in the office of the City Clerk as Document No. 00-17343<sup>1</sup>) and those projects owned and/or managed by the San Diego Housing Commission as very-low income projects. These requirements shall also apply to all multi-family development processed with a discretionary permit. The Planning Director may increase or decrease the parking requirements for discretionary projects to meet specific community plan objectives.

All new construction 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, and shall adhere in all respects to the other requirements of Division 8.

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C. ADMINISTRATIVE REVIEW.

1. The Planning Director or a designated representative, at the request of an applicant, may reduce the supplemental parking requirement for ministerial permits by up to 20 percent without an advertised public hearing if the following findings can be made:

a. The proposed project will fulfill a community need and will not adversely affect the General Plan or the Community Plan;

b. The proposed project because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

c. The proposed project will meet the purpose and intent of this Division.

2. The Planning Director or a designated representative may reduce the supplemental parking requirement for ministerial permits by up to an additional 10 percent for those projects for which a building permit application was submitted on or before the first hearing on this section of the ordinance by the City Council. Projects approved within this framework must satisfy the findings described above.



3. The requirements will not apply to projects receiving discretionary permits prior to adoption of this ordinance.

D. RESIDENTIAL PARKING REQUIREMENTS.

1. For Single Family Dwellings: Two off-street spaces, provided there is not more than one dwelling unit on the premises. A single family dwelling developed with one parking space may be remodeled or expanded without providing an additional space.

2. For Multi-Family Dwellings:

a. Resident Parking Requirement.

(1) For premises with two or more dwelling units - 1.0 off-street spaces for each studio unit of 400 square feet or less, 1.25 off-street spaces for each studio unit larger than 400 square feet and each one-bedroom dwelling unit, 1.5 off-street spaces for each two-bedroom dwelling unit, and 1.75 off-street spaces for each dwelling unit containing three bedrooms or more.

(2) For premises with two or more dwelling units which are owned and/or managed by the San Diego Housing Commission as a very-low income housing project - 1.0 off-street spaces for each one-bedroom

dwelling unit, 1.2 off-street spaces for each two-bedroom dwelling unit, and 1.4 off-street spaces for each dwelling unit containing three bedrooms or more.

b. Supplemental Parking Requirement.

(1) For premises with two or more dwelling units, the number of supplemental spaces required is 30 percent of the total resident spaces required.

(2) For premises with two or more dwelling units located within Beach Parking Impact Areas as shown on Map No. C-731 or within Campus Parking Impact Areas as shown on Map No. C-795, the number of supplemental spaces required is 50 percent of the total resident spaces required.

c. Parking Calibration.

(1) Transit Access - For premises with two or more dwelling units having 25 percent or more of the subject parcel located within a corridor or node as shown on Map Drawing C-794.1 (on file in the Office of the City Clerk as Document No.

00-17343-2), the following reductions to the supplemental parking requirement shall be allowed. This reduction may not be used in Campus Parking Impact Areas as shown on Map

No. C-795. This reduction may be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830).

**TABLE I FOR SECTION 101.0835**

<b>Location</b>	<b>Supplemental Reduction</b>
Transit Corridor	10%
Nodal Corridor/Transfer Node	20%
Transit Node	30%
Transit Hub	60%

(2) Intensity - For premises with two or more dwelling units having achieved the following densities of development, the allotted reductions to the supplemental parking requirement shall be allowed. This reduction can be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830).

**TABLE II FOR SECTION 101.0835**

<b>Net Residential</b>	
<b>Density Achieved (UNITS/NRA)</b>	<b>Supplemental Reduction</b>
42- 72	10%
73-142	20%
143+	30%

(3) Mixed-Use - For premises with two or more dwelling units consisting of mixed-use development, the following reductions to the supplemental parking requirement shall be allowed. The square footage of commercial space used to determine the scheduled percentage must provide an overall average of on-site parking at a rate of at least one space per 400 square feet gross floor area (gfa) of commercial area. This reduction cannot be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830.

**TABLE III FOR SECTION 101.0835**

<b>Commercial Use (GFA)</b>	<b>Supplemental Reduction</b>
4- 8.9%	10%
9-12.9%	20%
13+%	30%

(4) The above reductions may be added to one another such that the supplemental parking requirement may be reduced by the sum of all permitted reductions.

(5) At the request of the applicant and with the approval of the Planning Director and City Engineer, in-lieu-of fees may be used when a public improvement project providing additional parking and found to be in conformance with the community plan is within one-quarter mile of the subject property. The total number of spaces which may be provided for through this provision shall be equivalent to 50 percent of the required supplemental parking as calculated after any permitted reductions. The fee is 150 percent of the estimated cost per net additional space requested to be provided for by financing of the identified public improvement project.

d. Curb Cuts.

(1) For curbs cut of 20 feet or less, within a public right-of-way, one additional off-street space shall be provided.

(2) For curb cut of greater than 20 feet, within a public right-of-way, two additional off-street spaces shall be provided.

(3) Exception: For projects with alley access, three off street spaces shall be provided for the second and subsequent curb cuts within a public right of way.

e. Common Area Parking.

(1) This section of the ordinance shall apply only to discretionary permits in urbanizing areas, as identified in the General Plan.

(2) The number of common area parking spaces which may be required is 20 percent of the total resident and supplemental spaces required. This requirement may, however, be increased or decreased based on project size, surrounding conditions, and location and size of common area parking spaces.

(3) The common area parking requirement may be met off-street and by one or more parking spaces which completely abut the subject property's street frontage and are

within a local street that is improved to City standards for on-street parking.

(4) Off-street parking provided to satisfy the common area parking requirement must be accessible to visitors and not identified with a specific residence.

(5) Perpendicular parking bays are permissible on local streets carrying less than 700 ADT provided such bays are entirely beyond the right-of-way line of such streets.

(6) All roadway and parking designs are subject to review and approval by the City Engineer.

f. Alternative Minimum Off-Street Parking Requirement.

(1) Off-street parking for ministerial projects Citywide shall in no case be less than 1.3 spaces for each studio and one-bedroom dwelling unit and 1.6 spaces for each dwelling unit containing two bedrooms or more.

(2) Off-street parking for all projects located in the Beach Impact Area of the coastal zone as shown on Map Drawing C-731

(on file in the Office of the City Clerk as Document No. 00-17069) shall in no case be less than 1.5 spaces for each studio and one-bedroom dwelling unit and 2.0 spaces for each dwelling unit containing two bedrooms or more.

g. Required Motorcycle and Bicycle Parking.

(1) For premises with two or more dwelling units, the number of motorcycle spaces required is 5 percent of the total resident spaces required.

(2) For premises with two or more dwelling units, the number of bicycle racks required is 30 percent of the total resident spaces required.

(3) Motorcycle parking and bicycle racks may be centrally located in projects of one-quarter acre or less but shall be conveniently dispersed throughout projects consisting of more than one-quarter acre.

E. SHARED PARKING (Reference Section 101.0822 and Section 101.0830.

1. For premises with two or more dwelling units consisting of mixed-use development, the



parking requirement may be met by the shared parking plan in accordance with Section 101.0822 and Section 101.0830. The associated project shall be subject to a Planned Commercial Development Permit or Coastal Development Permit.

2. The total resident and supplemental parking requirement less any allowable calibration reductions shall be used to determine the parking requirement when utilizing the shared parking program.

3. In no case shall the number of on-site parking spaces assigned to residents be less than the number of spaces determined under "Resident Parking Requirement," Section 101.0835.

F. TECHNICAL COMPLIANCE.

1. Tandem Parking - Tandem parking is permitted as specified in Section 101.0821.

2. The maximum number of spaces that may be provided through the in-lieu-of fee provision shall be determined as follows:

a. Determine the number of supplemental spaces required.

b. Calculate 50 percent of this amount to determine the number of spaces which may be met with the in-lieu-of fees provision.

3. The method of counting common area on-street parking spaces as allowed for discretionary permits in urbanizing areas shall be as follows: 20 feet as measured along a full-height curb unless on-street space demarkation and/or parking meters exist.

4. Parking spaces which are not underground or are not above the first floor shall maintain a minimum twenty-foot setback from the most distant of:

- a. The front property line;
- b. An adjacent improved sidewalk; or
- c. An adjacent improved curb if there is no adjacent improved sidewalk.

Exception: In zones with no setback requirement, parking spaces may maintain a zero setback.

5. Motorcycle spaces shall have a minimum width of three feet and a minimum depth of eight feet.

6. Bicycle space sizes shall be determined by size of bicycle security storage product used.

Section 3. That Chapter X, Article 1, Division 8, of the San Diego Municipal Code be and the same is hereby amended by

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reserving for future use Sections 101.0824 through 101.0829 and 101.0831 through 101.0834.

Section 4. That Chapter X, Article 3, Divisions 2, 7, 9, 10, 13, 14, 15, and 17, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0207, 103.0708.3, 103.0927, 103.1008, 103.1306, 103.1421, 103.1513, 103.1705 and 103.1706, to read as follows:

**SEC. 103.0207 PARKING**

[No change to first paragraph.]

**A. REQUIRED SPACES**

Every premises used for one or more of the permitted uses shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area on the same premises as follows:

1. For residential use - refer to Section 101.0835.

2. through 7. [No change.]

B. through F. [No change.]

**SEC. 103.0708.3 OFF-STREET PARKING REGULATIONS**

**A. RESIDENTIAL SUBAREAS**

[No change to first paragraph.]

1. For dwellings - refer to Section 101.0835.

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2. [No change.]
3. [No change.]
4. [No change.]
5. [No change.]
6. [No change.]
7. [No change.]
8. [No change.]

B. and C. [No change.]

**SEC. 103.0927 OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in Section 103.0921 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 or multi-family dwellings - refer to Section 101.0835.

b. and c. [No change.]

2. through 6. [No change.]

**SEC. 103.1008 SUBDISTRICT I REGULATIONS**

A. through D. [No change.]

**E. PROPERTY DEVELOPMENT REGULATIONS**

1. through 8. [No change.]

9. Off-Street Parking and Driveway Regulations:

a. Every premises used for one or more of the permitted uses listed in Paragraph "C," above, shall be provided with minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

1. For dwellings - refer to Section 101.0835.
2. [No change.]
3. [No change.]

**SEC. 103.1306 PROPERTY DEVELOPMENT REGULATIONS**

A. through D. [No change.]

E. Parking. Each premises used for one or more of the permitted uses listed in Section 103.1305 shall provide a minimum of off-street parking on the same lot or premises as follows:

1. [No change.]
2. New construction shall meet the following requirements:
  - a. For residential dwelling units - refer to Section 101.0835.
  - b. and c. [No change.]
3. [No change.]

F. [No change.]

**SEC. 103.1421 OFF-STREET PARKING REGULATIONS**

A. Every premises used for one or more of the permitted uses listed in Section 103.1414 shall be

provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

1. For residential development - refer to Section 101.0835.

2. through 7. [No change.]

B. through G. [No change.]

**SEC. 103.1513 PARKING REGULATIONS**

[No change to first paragraph.]

**A. RESIDENTIAL PARKING REQUIREMENTS**

Refer to Section 101.0835.

B. [No change.]

C. [No change.]

D. [No change.]

E. [No change.]

F. [No change.]

G. [No change.]

**SEC. 103.1705 MULTIPLE-FAMILY RESIDENTIAL ZONE REGULATIONS -- MF-3000, MF-2500, MF-2000, MF-1750, MF-1500, MF-1250, MF-1000**

A. through K. [No change.]

**L. SPECIAL REGULATIONS**

1. through 6. [No change.]

7. Off-street Parking

a. Every premises used for one or more of the permitted uses listed in Appendix A 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:

(1) For dwellings - refer to Section 101.0835.

(2) [No change.]

b. [No change.]

8. [No change.]

M. [No change.]

**SEC. 103.1706 COMMERCIAL ZONE REGULATIONS -- CSF, CSR AND CT**

[No change to first paragraph.]

A. through H. [No change.]

**I. OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in Appendix A shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:

a. For apartments, multiple dwelling and group dwellings when permitted in the commercial zones - refer to Section 101.0835.

b. through k. [No change.]

2. and 3. [No change.]

J. through L. [No change.]


Section 5. The provisions of this ordinance shall not apply within the Coastal Zone, as delineated on a map filed with the City Clerk as Document No. 768548, until thirty days from and after this ordinance is certified, as submitted, as a Local Coastal Program amendment by the California Coastal Commission.

Section 6. The provisions of this ordinance shall not apply to any project for which plans had been submitted to the Building Inspection Department and plan check fees paid prior to the introduction of this ordinance by the City Council.

Section 7. 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  
Deputy City Attorney

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STRIKEOUT ORDINANCE

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 4 AND 8, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0410, 101.0414, 101.0421.1, 101.0423, 101.0426, 101.0426.1, 101.0427, 101.0427.1, 101.0428, 101.0430, 101.0432, 101.0433, 101.0437, 101.0441, 101.0459, 101.0802, 101.0803, 101.0806, 101.0813, 101.0821, AND 101.0822; AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 1 AND 8, OF THE SAN DIEGO MUNICIPAL CODE, BY ADDING SECTIONS 101.0101.55, 101.0830 AND 101.0835; RESERVE FOR FUTURE USE SECTIONS 101.0824 THROUGH 101.0829 AND 101.0831 THROUGH 101.0834; AND AMENDING CHAPTER X, ARTICLE 3, DIVISIONS 2, 7, 9, 10, 13, 14, 15, AND 17 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0207, 103.0708.3, 103.0927, 103.1008, 103.1306, 103.1421, 103.1513, 103.1705 AND 103.1706; ALL RELATING TO MULTI-FAMILY RESIDENTIAL PARKING REGULATIONS.

OLD LANGUAGE: Struck Out  
NEW LANGUAGE: Underlined

**SEC. 101.0410 R ZONES (MULTIPLE FAMILY RESIDENTIAL)**

A. through J. [No change.]

**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~~ refer to Section 101.0835.

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.

e. b. [No change.]

d. c. [No change.]

e. d. [No change.]

f. e. [No change.]

g. f. [No change.]

h. g. [No change.]

i. h. [No change.]

j. i. [No change.]

k. j. [No change.]

2. through 5. [No change.]

L. through M. [No change.]

#### N. COASTAL ZONE REGULATIONS

[No change to the first and second paragraphs.]

1. through 4. [No change.]

5. Special Regulations for Beach Impact Areas. Within the Beach Impact Area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking Regulations (see also Subsection-K). Every premises used for one or more of

the permitted uses listed under items-1, through-3, of Subsection-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:

1) For one-family dwellings - two-(2)-spaces provided there is not more than one-(1) dwelling unit on the premises.

2) For premises containing two-(2) or more dwelling units - one and one-half (1.5)-spaces for each dwelling unit containing one-(1) bedroom or less, and two-(2.0)-spaces for each dwelling unit containing two-(2) or more bedrooms.

b. Curb cuts. New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient access is available from an abutting alley. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing residential development, one (1) curb cut not to exceed twenty-five (25) feet in width at the property line, may be permitted.

#### **SEC. 101.0414 RV ZONE**

A. through E. [No change.]

#### **F. OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in "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 apartments - 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- refer to Section 101.0835.

b. through f. [No change.]

2. through 4. [No change.]

#### G. COASTAL ZONE REGULATIONS

[No change to first and second paragraphs.]

1. and 2. [No change.]

3. Special Regulations for the Beach Impact Areas.

Within the beach impact areas of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking Regulations (see also Subsection F.).

1) For residential Uses - one and one-half (1.5)-spaces for each dwelling unit containing one-(1)-bedroom or less, and two (2.0) spaces for each dwelling unit containing two (2) or more bedrooms-

Tandem parking shall be allowed only when access is provided to the tandem space from an abutting alley-

2) For private clubs and similar establishments - one (1) parking space for each guest room or one (1) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

b. [No change.]

**SEC. 101.0421.1 CR ZONE (COMMERCIAL RECREATION)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments ~~multiple dwellings and group dwellings~~, ~~1-3-parking spaces for each dwelling unit containing not more than one bedroom~~, and ~~1-6 parking spaces for each dwelling unit containing two or more bedrooms~~ - refer to Section 101.0835.

b. through h. [No change.]

2. through 4. [No change.]

**SEC. 101.0423 CO ZONE (COMMERCIAL OFFICE)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments ~~7~~ ~~1-3~~-parking spaces for each dwelling unit containing not more than one bedroom and ~~1-6~~-parking spaces for each dwelling unit containing two or more bedrooms. - refer to Section 101.0835.

b. through e. [No change.]

2. and 3. [No change.]

#### F. COASTAL ZONE REGULATIONS

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Areas.

Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. Off-street Parking, Regulations (see also Subsection E.)

~~1) For Residential Uses - one and one-half (1.5)-spaces for each dwelling unit containing one (1)-bedroom or less, and two-(2)-spaces for each dwelling unit containing two-(2) or more bedrooms.~~

~~2) For private clubs and similar establishments - one (1.0) parking space for each guest room or one (1.0) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.~~

b. [No change.]

**SEC. 101.0426 CN ZONE (NEIGHBORHOOD COMMERCIAL)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For apartments ~~7~~ ~~1-3~~-parking spaces for each dwelling unit containing not more than one-bedroom and ~~1-6~~-parking spaces for each dwelling unit containing two or more bedrooms. - refer to Section 101.0835.

b. and c. [No change.]

2. and 3. [No change.]

**F. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Area.

Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

~~a. Off-street Parking Regulations (see also Subsection-E.)~~ For Residential Uses - one and one-half ~~(1-5)~~-spaces for each dwelling unit containing one ~~(1)~~-bedroom or less, and two-~~(2-0)~~ spaces for each dwelling unit containing two-~~(2)~~-or more bedrooms.



b. Curb Cuts. New curb cuts shall not be permitted and existing curb cuts shall be removed where safe and efficient vehicular access is available from an abutting alley, except that new commercial or residential developments with a frontage of one hundred fifty (150) feet or greater shall be permitted one (1) curb cut (twenty-five (25) foot wide at the property line) for every full one hundred fifty (150) feet of street frontage. Where alley access is not available or where access from an abutting alley would be precluded by the proposed retention of an existing commercial or residential development, one (1) curb cut, not to exceed twenty-five (25) feet in width, at the property line, may be permitted.

**SEC. 101.0426.1 CV (COMMERCIAL VISITOR - SERVICE) ZONE**

A. through J. [No change.]

**K. OFF-STREET PARKING REGULATION**

1. Every premises used for one or more of the permitted uses listed in Paragraph "B.," above, shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

a. For residential development - ~~1-3-spaces for each dwelling unit containing not more than one-bedroom, and 1-6-spaces for each dwelling unit containing two or more bedrooms.~~ - refer to Section 101.0835.

b. through e. [No change.]

2. [No change.]

**L. COASTAL ZONE REGULATION**

[No change to the first and second paragraphs.]

1. through 3. [No change.]

4. Special Regulations for the Beach Impact Areas.

Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this Section.

a. ~~Off-street Parking Regulations (see also Subsection-K-):~~ For Residential Uses - one and one-half ~~(1.5)-spaces~~ for each dwelling unit containing one ~~(1)-bedroom~~ or less, and two-~~(2.0)~~ spaces for each dwelling unit containing two-~~(2)-or more bedrooms~~.

For private clubs and similar establishments - one (1.0) parking space for each guest room or one (1.0) parking space for each two hundred (200) square feet of gross floor area, whichever is greater.

b. [No change.]

**SEC. 101.0427 CC ZONE (COMMUNITY COMMERCIAL) - COMMERCIAL CENTERS IN ESTABLISHED NEIGHBORHOOD AREAS**

A. through E. [No change.]

**F. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. For lots or parcels which abut an alley:

1) For apartments, 1-0-parking spaces for each dwelling unit;

2) 1) [No change.]

3) 2) [No change.]

b. [No change.]

c. For apartments - refer to Section 101.0835.

2. through 5. [No change.]

#### G. COASTAL ZONE REGULATIONS

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Off-street Parking Regulations (see also Subsection F.).

a. and b. [No change.]

e. For Residential Uses - 1-3-spaces for each dwelling unit containing one (1)-bedroom or less, and 1-6-spaces for each dwelling unit containing two (2) or more bedrooms.

5. Special Regulations for Beach Impact Areas. Within the beach impact area of the Coastal Zone as designated on Map Drawing No. C-731 (on file in the office of the City Clerk as Document No. 00-17069) the following regulations shall be supplementary to, and in the event of conflict shall supersede, the regulations set forth as referenced in preceding paragraphs of this section.

a. Off-street Parking Regulations (see also Subsection F.).

1) and 2) [No change.]

~~3) For Residential Uses - one and one-half (1.5)-spaces for each dwelling unit containing one-(1) bedroom or less, and two-(2.0) spaces for each dwelling unit containing two-(2) or more bedrooms.~~

b. [No change.]

**SEC 101.0427.1 CA-RR (AREA SHOPPING CENTER - RESTRICTED RESIDENTIAL) ZONE**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. [No change.]

b. For apartments - ~~1-3 parking spaces for each dwelling unit containing not more than one bedroom and 1-6-parking spaces for each dwelling unit containing two or more bedrooms.~~ - refer to Section 101.0835.

c. through e. [No change.]

2. and 3. [No change.]

**SEC. 101.0428 CA ZONE (AREA SHOPPING CENTER)**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises as follows:

a. [No change.]

b. For apartments - ~~1-3~~ parking spaces for each dwelling unit containing not more than one bedroom and ~~1-6~~ parking spaces for each dwelling unit containing two or more bedrooms- - refer to Section 101.0835.

c. through e. [No change.]

2. and 3. [No change.]

F. [No change.]

**SEC. 101.0430 C-1 ZONE**

A. through D. [No change.]

**E. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

a. For apartments ~~7~~ multiple dwellings and group dwelling - ~~1-3~~ parking spaces for each dwelling unit containing not more than one bedroom and ~~1-6~~ parking spaces for each dwelling unit containing two or more bedrooms- - refer to Section 101.0835.

b. through e. [No change.]

2. and 3. [No change.]

**F. COASTAL ZONE REGULATIONS**

[No change to first and second paragraphs.]

1. through 3. [No change.]

4. Off-Street Parking Regulations (see also Subsection E.).

a. Every premises used for one (1) or more of the permitted uses listed in Subsections B and F1 shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows: 1) For restaurants - one (1) parking space for each two hundred (200) square feet of gross floor area.

2) For Residential Uses - 1-3 spaces for each dwelling unit containing one-9 1) bedroom or less, and 1-6-spaces for each dwelling unit containing two (2)-or more bedrooms-

b. [No change.]

5. [No change.]

#### **SEC. 101.0432 C (GENERAL COMMERCIAL) ZONE**

A. through E. [No change.]

#### **F. OFF-STREET PARKING 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 off-street parking spaces on the same lot or premises, except as otherwise provided in Chapter X, Article 1, Division 8 of this Code, as follows:

a. For apartments, multiple dwellings and group dwelling - 1-3-parking spaces for each dwelling unit containing not more than one bedroom and 1-6 parking spaces for each dwelling unit containing two or more bedrooms- - refer to Section 101.0835.

2. and 3. [No change.]

**SEC. 101.0433 CBD ZONE (CENTRAL BUSINESS DISTRICT)**

A. through D. [No change.]

**E. OFF-STREET PARKING REGULATIONS**

1. Every premises used for apartments shall be provided with a minimum of one off-street parking space for each dwelling units. For apartments - refer to Section 101.0835.

2. and 3. [No change.]

**SEC. 101.0437 M-1 ZONE**

A. through C. [No change.]

**D. COASTAL ZONE REGULATIONS**

[No change to first paragraph.]

1. Off-Street Parking Regulations. Every premises used for one or more of the permitted uses in this zone shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article as follows:

a. For apartments, multiple dwellings and group dwellings - 1:3-parking spaces for each dwelling unit containing not more than one bedroom and 1:6-parking spaces for each dwelling unit containing two or more bedrooms refer to Section 101.0835.

b. and c. [No change.]

2. [No change.]

**SEC. 101.0441 M-2 ZONE**

A. through D. [No change.]

**E. COASTAL ZONE REGULATIONS**

[No change to this first paragraph.]

1. Off-Street Parking Regulations

a. Every premises used for one or more of the permitted uses in this zone shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article as follows:

(1) For apartments, multiple dwellings and group dwellings - ~~1-3~~ parking spaces for each dwelling unit containing not more than one bedroom and ~~1-6~~ parking spaces for each dwelling unit containing two or more bedrooms. refer to Section 101.0835.

(2) and (3) [No change.]

b. [No change.]

**SEC. 101.0459 CENTRE CITY OVERLAY ZONE**

A. through E. [No change.]

**F. SPECIAL STANDARDS**

1. [No change.]

a. through c. [No change.]

d. The following off-street parking rations shall apply to premises with two or more dwelling units:

<u>Zones M-1, C, and R-400</u>	<u>1.3 spaces for each dwelling unit containing one bedroom or less and 1.6 spaces for each dwelling unit containing two bedrooms or more</u>
--------------------------------	---



Zone CBD R-200

1 space for each dwelling unit

These parking ratios shall remain in effect until the Centre City Plan is revised and new legislation, which applies to all of downtown, is adopted.

~~d~~ e. [No change.]

~~e~~ f. [No change.]

2. through 7. [No change.]

**SEC. 101.0802 EXISTING PARKING NOT TO BE REDUCED**

Notwithstanding any other provisions of this Article, existing off-street parking facilities in any zone which were provided on the same premises and maintained before parking was required and which serve a use now requiring off-street parking shall not be reduced in number, dimension or any other manner below the requirements of the use as set forth in Division 4 or in Section 101.0835, as applicable, of this Article.

**SEC. 101.0803 USE OF REQUIRED PARKING SPACES**

Required off-street parking spaces and parking areas shall be used only for the parking of operable vehicles of residents, employers, employees, customers and visitors, as appropriate to the permitted uses of each zone or district. Required off-street parking spaces for residential development may not be leased by the property owner to anyone other than a resident of the premises.

**SEC. 101.0806 BEDROOMS DEFINED**

In addition to any rooms which are commonly considered to be bedrooms, the following rooms are considered to be bedrooms For the purpose of calculating off-street parking requirements for

dwelling units, the following shall be considered as bedrooms if they contain 70 square feet or more of ~~superficial~~ net floor area:

a- 1. Separate Living rooms in studio, bachelor and efficiency apartments containing no bedrooms.

b- 2. Dens.

c- 3. Studies.

d- 4. Family rooms.

e- 5. Studios.

6. Lofts.

7. Other similar rooms.

**SEC. 101.0813 MINIMUM DIMENSIONS FOR PARKING SPACES**

A. Parking spaces shall have a minimum width of eight and one-half (8½) feet or nine (9) feet if the parking space abuts a wall, column or other immovable obstacle, and a minimum depth of twenty (20) feet, except for spaces for less than standard size cars as authorized by this section, which shall have a minimum width of seven and one-half (7½) feet or eight (8) feet if the parking space abuts a wall, column or other immovable obstacle, and a minimum depth of fifteen (15) feet.

B. through D. [No change.]

**SEC. 101.0821 TANDEM PARKING**

A. [No change.]

1. [No change.]

2. That all tandem parking areas, notwithstanding the provisions of ~~SEC.~~ Section 101.0813, shall have a minimum width of eight and one-half feet or nine feet if the tandem parking area used to satisfy the resident requirement abuts a wall, column or other immovable obstacle, and a minimum depth of 35 feet.

3. That tandem parking, whenever utilized, shall be assigned and enforced by the owner (or the assigned representative of the owner) of the premises. Each tandem parking area must be assigned to no more than one dwelling unit.

4. That each tandem parking area  $(8\text{-}1/2 \times 35)$  in an R ~~(Multiple Family Residential)~~ zone, or serving a residential use in a nonresidential zone, shall suffice to meet the parking requirement for one dwelling unit only. Parking requirements for units not served by tandem parking shall be calculated independently.

Both of the parking spaces provided within a tandem area shall count toward the total parking requirement if the tandem area provides complete architectural enclosure for at least one of the two spaces; otherwise, the tandem parking area shall suffice to meet the parking requirement for one dwelling unit only. Parking requirements for dwelling units not served by tandem parking shall then be calculated independently.

5. Notwithstanding all other requirements, at least one independently accessed on-site parking space must be provided for every unit.

B. In all commercial zones, tandem parking shall be permitted, only for assigned employee parking spaces and for valet parking associated with restaurant use. Such parking shall be permitted pursuant to a Planned Commercial Development Permit.

In any commercial zone, tandem parking for the following commercial purposes only may be permitted as part of a Planned Commercial Development Permit or Coastal Development Permit:

1. Assigned employee parking spaces.
2. Valet parking associated with restaurant use.

#### **SEC. 101.0822 SHARED PARKING**

In all commercial zones, shared parking may be permitted pursuant to a Planned Commercial Development Permit subject to the following conditions:

1. The required parking and reduction factors for each use shall be consistent with the "Shared Parking Guidelines" adopted by Council Policy 600-04, on file in the office of the City Clerk. Section 101.0830 (Shared Parking Guidelines).

2. through 5. [No change.]

6. Subsequent modifications to the structure or change in tenant occupancy shall require review by the Planning Director for conformance to this section and Council Policy 600-04. Section 101.0830.

7. [No change.]

SEC. 101.0101.55 TRANSIT CORRIDORS AND NODES

A. TRANSIT CORRIDOR. The area within one-quarter-mile of existing public bus lines, with the exclusion of freeway service, having a 15-minute frequency of service and a guarantee of existing and future service as established by MTDB. Also included are those transit corridors identified within specific community plans.

B. NODAL CORRIDOR. Identical to a transit corridor with the additional qualification of being within two miles (approximately eight minutes by bus) of a transit node that is located directly adjacent to a transit corridor.

C. TRANSFER NODE. The area within one-quarter-mile radius of existing and proposed major bus transfer centers. Proposed transfer nodes are those centers that have been approved for development by MTDB with identified funding available.

D. TRANSIT NODE. The area within a one-quarter-mile radius of existing and proposed trolley stops. Proposed trolley stops are those stops that have been approved for development by the Metropolitan Transit Development Board (MTDB) with identified funding available.

E. TRANSIT HUB. Any area greater than one square mile with an aggregate density of transit nodes averaging more than five transit nodes per square mile.

SEC. 101.0830 SHARED PARKING STANDARDS

A. Shared parking requests may be approved by the City Engineer for Planned Commercial Developments for two or more

different land uses located adjacent or in close proximity to one another subject to the standards contained within this section and Section 101.0822.

B. Parking Ratios

1. Table I contains the parking required per square footage of gross floor area for each land use type.

2. At least 40 percent of parking spaces provided shall be standard size spaces.

3. Parking spaces shall follow the minimum standards for parking layouts for standard and compact vehicles.

4. Parking shall be in compliance with all other requirements of Division 8 of the Municipal Code.

TABLE I FOR SECTION 101.0830

PARKING REQUIREMENTS FOR SHARED PARKING PERMITS

<u>USE</u>	<u>REQUIRED RATIO SPACE: SQUARE FOOTAGE (GFA)</u>
<u>Office</u>	<u>1:300</u>
<u>Medical Office</u>	<u>1:250</u>
<u>Retail</u>	<u>1:200</u>
<u>Restaurant</u>	<u>1:60 Freestanding</u> <u>1:80 Mixed-use</u>
<u>Theatre</u>	<u>1:3 (seats)</u>
<u>Hotel/Motel</u>	<u>1:1 (guest room)</u>
<u>Conference Room</u>	<u>1:80</u>
<u>Multi-Family Residential</u>	<u>*Reference</u> <u>Section 101.0835</u>

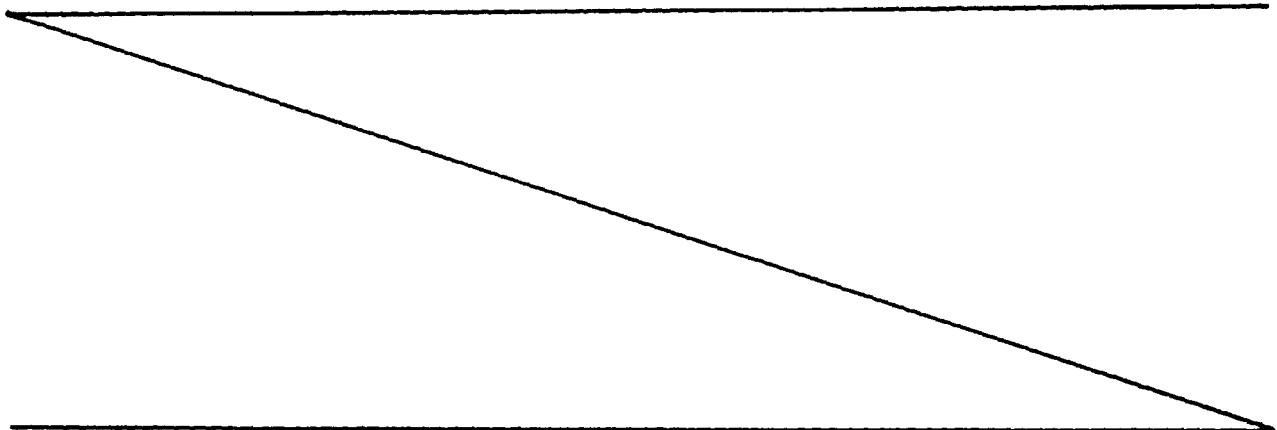
C. Accumulation Curve

Accumulation curves (estimates for each land use) are based on the selected hourly values described in terms of the percent of maximum design-day parking demand expected at every hour during the day. The parking demand factor (e.g., office building - one space for each 300 feet of building) produces an estimate of peak parking demand:

E.G.:

$$\frac{\text{60,000-square-foot building}}{\text{300 (1 space per 300 sq. ft.)}} = \frac{\text{200 parking spaces}}{\text{peak hour}}$$

This number, 200 spaces for the peak hour, is then multiplied by each hourly percentage as shown in Table II, which produces an estimate of parking demand each hour of day for office use. The same methodology would be applied to other land uses sharing the parking. To determine the number of required parking spaces, add the total of each hourly accumulation. Spaces required would be the highest number, this represents the peak hour for the entire project.



**TABLE II FOR SECTION 101.0830**

**REPRESENTATIVE HOURLY ACCUMULATION BY PERCENTAGE OF PEAK HOUR**

Hour of Day	Hotel															
	Office		Retail		Restaurant		Cloves	Residential (non-CBD)		Residential (CBD)	Guest Room		Restaurant/Lounge		Conference Room	Corporate Area
	Weekday	Saturday	Weekday	Saturday	Weekday	Saturday	Daily	Weekday	Saturday	Daily	Weekday	Saturday	Weekday	Saturday	Daily	Daily
6:00 a.m.	3%	—	—	—	—	—	—	100%	100%	100%	100%	90%	20%	20%	—	—
7:00 a.m.	20	20%	8%	3%	2%	2%	—	87	95	95	85	70	20	20	—	—
8:00 a.m.	63	60	18	10	5	3	—	79	88	90	65	60	20	20	50%	50%
9:00 a.m.	93	80	42	30	10	6	—	73	81	87	55	50	20	20	100	100
10:00 a.m.	100	80	68	45	20	8	—	68	74	85	45	40	20	20	100	100
11:00 a.m.	100	100	87	73	30	10	—	59	71	85	35	35	30	30	100	100
12:00 Noon	90	100	97	85	50	30	30%	60	71	85	30	30	50	30	100	100
1:00 p.m.	90	80	100	95	70	45	70	59	70	85	30	30	70	45	100	100
2:00 p.m.	97	60	97	100	60	45	70	60	71	85	35	35	60	45	100	100
3:00 p.m.	93	40	95	100	60	45	70	61	73	85	35	40	55	45	100	100
4:00 p.m.	77	40	87	90	50	45	70	66	75	87	45	50	50	45	100	100
5:00 p.m.	47	20	79	75	70	60	70	77	81	90	60	60	70	60	100	100
6:00 p.m.	23	20	82	65	90	90	80	85	85	92	70	70	90	90	100	100
7:00 p.m.	7	20	89	60	100	95	90	94	87	94	75	80	100	95	100	100
8:00 p.m.	7	20	87	55	100	100	100	96	92	96	90	90	100	100	100	100
9:00 p.m.	3	—	61	40	100	100	100	98	95	98	95	95	100	100	100	100
10:00 p.m.	3	—	32	38	90	95	100	99	96	99	100	100	90	95	50	50
11:00 p.m.	—	—	13	13	70	85	80	100	98	100	100	100	70	85	—	—
12:00 Mid-night	—	—	—	—	50	70	70	100	100	100	100	100	50	70	—	—

**FROM:** SHARED PARKING - A study conducted under the direction of ULI, The Urban Land Institute, by Barton-Aschman Associates, Inc., 1983.

**SEC. 101.0835 MULTI-FAMILY PARKING REQUIREMENTS**

**A. PURPOSE AND INTENT.** The purpose and intent of this ordinance is to provide appropriate parking for multi-family development Citywide based on access to transit, mix of use, and intensity of development. The increased efficiencies associated with high density, mixed-use development within transit corridors are acknowledged. The Planning Director, or a designated representative, in granting a discretionary permit may vary from these requirements in recognition of community-specific vehicle ownership patterns. The requirements have been adjusted so as not to adversely impact lower income housing.



B. ADMINISTRATIVE REGULATIONS. The provisions of this Section shall apply to all multi-family development in residential and commercial zones and planned districts Citywide, excluding Centre City Overlay Zone, Centre City East PDO, Gaslamp PDO, Marina PDO, Mission Beach PDO, La Jolla PDO and La Jolla Shores PDO. Special standards are, however, provided for those projects located within the Beach Parking Impact Area as shown on the Map Drawing C-731 (on file in the office of the City Clerk as Document No. 00-17069) in addition to the Pacific Beach Community Plan area, within a Campus Parking Impact area as shown on the Map Drawing No. C-795 (on file in the office of the City Clerk as Document No. . ) and those projects owned and/or managed by the San Diego Housing Commission as very-low income projects. These requirements shall also apply to all multi-family development processed with a discretionary permit. The Planning Director may increase or decrease the parking requirements for discretionary projects to meet specific community plan objectives.

All new construction 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, and shall adhere in all respects to the other requirements of Division 8.

C. ADMINISTRATIVE REVIEW.

1. The Planning Director or a designated representative, at the request of an applicant, may reduce the supplemental

parking requirement for ministerial permits by up to 20 percent without an advertised public hearing if the following findings can be made:

a. The proposed project will fulfill a community need and will not adversely affect the General Plan or the Community Plan;

b. The proposed project because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and

c. The proposed project will meet the purpose and intent of this Division.

2. The Planning Director or a designated representative may reduce the supplemental parking requirement for ministerial permits by up to an additional 10 percent for those projects for which a building permit application was submitted on or before the first hearing on this section of the ordinance by the City Council. Projects approved within this framework must satisfy the findings described above.

3. The requirements will not apply to projects receiving discretionary permits prior to adoption of this ordinance.

D. RESIDENTIAL PARKING REQUIREMENTS.

1. For Single Family Dwellings: Two off-street spaces, provided there is not more than one dwelling unit on the premises. A single family dwelling developed with one

parking space may be remodeled or expanded without providing an additional space.

2. For Multi-Family Dwellings:

a. Resident Parking Requirement.

(1) For premises with two or more dwelling units - 1.0 off-street spaces for each studio unit of 400 square feet or less, 1.25 off-street spaces for each studio unit larger than 400 square feet and each one-bedroom dwelling unit, 1.5 off-street spaces for each two-bedroom dwelling unit, and 1.75 off-street spaces for each dwelling unit containing three bedrooms or more.

(2) For premises with two or more dwelling units which are owned and/or managed by the San Diego Housing Commission as a very-low income housing project - 1.0 off-street spaces for each one-bedroom dwelling unit, 1.2 off-street spaces for each two-bedroom dwelling unit, and 1.4 off-street spaces for each dwelling unit containing three bedrooms or more.

b. Supplemental Parking Requirement.

(1) For premises with two or more dwelling units, the number of supplemental spaces required is 30 percent of the total resident spaces required.

(2) For premises with two or more dwelling units located within Beach Parking Impact Areas as shown on Map No. C-731 or within Campus Parking Impact Areas

as shown on Map No. C-795, the number of supplemental spaces required is 50 percent of the total resident spaces required.

c. Parking Calibration.

(1) Transit Access - For premises with two or more dwelling units having 25 percent or more of the subject parcel located within a corridor or node as shown on Map Drawing C-794.1 (on file in the Office of the City Clerk as Document No. \_\_\_\_\_), the following reductions to the supplemental parking requirement shall be allowed. This reduction may not be used in Campus Parking Impact Areas as shown on Map No. C-795. This reduction may be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830).

TABLE I FOR SECTION 101.0835

<u>Location</u>	<u>Supplemental Reduction</u>
<u>Transit Corridor</u>	<u>10%</u>
<u>Nodal Corridor/Transfer Node</u>	<u>20%</u>
<u>Transit Node</u>	<u>30%</u>
<u>Transit Hub</u>	<u>60%</u>

(2) Intensity - For premises with two or more dwelling units having achieved the following densities of development, the allotted reductions to

the supplemental parking requirement shall be allowed. This reduction can be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830).

TABLE II FOR SECTION 101.0835

<u>Net Residential</u>	
<u>Density Achieved</u>	<u>Supplemental</u>
<u>(UNITS/NRA)</u>	<u>Reduction</u>
<u>42- 72</u>	<u>10%</u>
<u>73-142</u>	<u>20%</u>
<u>143+</u>	<u>30%</u>

(3) Mixed-Use - For premises with two or more dwelling units consisting of mixed-use development, the following reductions to the supplemental parking requirement shall be allowed. The square footage of commercial space used to determine the scheduled percentage must provide an overall average of on-site parking at a rate of at least one space per 400 square feet gross floor area (qfa) of commercial area. This reduction cannot be used in conjunction with shared parking (Reference Section 101.0822 and Section 101.0830).

TABLE III FOR SECTION 101.0835

<u>Commercial Use (GFA)</u>	<u>Supplemental Reduction</u>
<u>4- 8.9%</u>	<u>10%</u>
<u>9-12.9%</u>	<u>20%</u>
<u>13+%</u>	<u>30%</u>

(4) The above reductions may be added to one another such that the supplemental parking requirement may be reduced by the sum of all permitted reductions.

(5) At the request of the applicant and with the approval of the Planning Director and City Engineer, in-lieu-of fees may be used when a public improvement project providing additional parking and found to be in conformance with the community plan is within one-quarter mile of the subject property. The total number of spaces which may be provided for through this provision shall be equivalent to 50 percent of the required supplemental parking as calculated after any permitted reductions. The fee is 150 percent of the estimated cost per net additional space requested to be provided for by financing of the identified public improvement project.

d. Curb Cuts.

(1) For curbs cut of 20 feet or less, within a public right-of-way, one additional off-street space shall be provided.

(2) For curb cut of greater than 20 feet, within a public right-of-way, two additional off-street spaces shall be provided.

(3) Exception: For projects with alley access, three off street spaces shall be provided for the second and subsequent curb cuts within a public right of way.

e. Common Area Parking.

(1) This section of the ordinance shall apply only to discretionary permits in urbanizing areas, as identified in the General Plan.

(2) The number of common area parking spaces which may be required is 20 percent of the total resident and supplemental spaces required. This requirement may, however, be increased or decreased based on project size, surrounding conditions, and location and size of common area parking spaces.

(3) The common area parking requirement may be met off-street and by one or more parking spaces which completely abut the subject property's street frontage and are within a local street that is improved to City standards for on-street parking.

(4) Off-street parking provided to satisfy the common area parking requirement must be accessible to visitors and not identified with a specific residence.

(5) Perpendicular parking bays are permissible on local streets carrying less than 700 ADT provided such bays are entirely beyond the right-of-way line of such streets.

(6) All roadway and parking designs are subject to review and approval by the City Engineer.

f. Alternative Minimum Off-Street Parking Requirement.

(1) Off-street parking for ministerial projects Citywide shall in no case be less than 1.3 spaces for each studio and one-bedroom dwelling unit and 1.6 spaces for each dwelling unit containing two bedrooms or more.

(2) Off-street parking for all projects located in the Beach Impact Area of the coastal zone as shown on Map Drawing C-731 (on file in the Office of the City Clerk as Document No. \_\_\_\_\_) shall in no case be less than 1.5 spaces for each studio and one-bedroom dwelling unit and 2.0 spaces for each dwelling unit containing two bedrooms or more.

g. Required Motorcycle and Bicycle Parking.



(1) For premises with two or more dwelling units, the number of motorcycle spaces required is 5 percent of the total resident spaces required.

(2) For premises with two or more dwelling units, the number of bicycle racks required is 30 percent of the total resident spaces required.

(3) Motorcycle parking and bicycle racks may be centrally located in projects of one-quarter acre or less but shall be conveniently dispersed throughout projects consisting of more than one-quarter acre.

E. SHARED PARKING (Reference Section 101.0822 and Section 101.0830.

1. For premises with two or more dwelling units consisting of mixed-use development, the parking requirement may be met by the shared parking plan in accordance with Section 101.0822 and Section 101.0830. The associated project shall be subject to a Planned Commercial Development Permit or Coastal Development Permit.

2. The total resident and supplemental parking requirement less any allowable calibration reductions shall be used to determine the parking requirement when utilizing the shared parking program.

3. In no case shall the number of on-site parking spaces assigned to residents be less than the number of spaces determined under "Resident Parking Requirement," Section 101.0835.

F. TECHNICAL COMPLIANCE.

1. Tandem Parking - Tandem parking is permitted as specified in Section 101.0821.

2. The maximum number of spaces that may be provided through the in-lieu-of fee provision shall be determined as follows:

a. Determine the number of supplemental spaces required.

b. Calculate 50 percent of this amount to determine the number of spaces which may be met with the in-lieu-of fees provision.

3. The method of counting common area on-street parking spaces as allowed for discretionary permits in urbanizing areas shall be as follows: 20 feet as measured along a full-height curb unless on-street space demarkation and/or parking meters exist.

4. Parking spaces which are not underground or are not above the first floor shall maintain a minimum twenty-foot setback from the most distant of:

a. The front property line;

b. An adjacent improved sidewalk; or

c. An adjacent improved curb if there is no adjacent improved sidewalk.

Exception: In zones with no setback requirement, parking spaces may maintain a zero setback.

5. Motorcycle spaces shall have a minimum width of three feet and a minimum depth of eight feet.

6. Bicycle space sizes shall be determined by size of bicycle security storage product used.

**SEC. 103.0207 PARKING**

[No change to first paragraph.]

**A. REQUIRED SPACES**

Every premises used for one or more of the permitted uses shall be provided with a minimum of permanently maintained off-street parking spaces in a parking area on the same premises as follows:

1. For residential projects with less than 50-percent of the units containing two or more bedrooms: 1-3-spaces shall be provided for each dwelling unit containing one bedroom or less and 1-6-spaces shall be provided for each dwelling unit containing two or more bedrooms. An alternative is permitted for projects with 50-percent or more with two or more bedroom units, where 1-0-spaces may be provided for each one or less bedroom unit and 2-0-spaces shall be provided for each two or more bedroom unit. use - refer to Section 101.0835.

2. through 7. [No change.]

B. through F. [No change.]

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**SEC. 103.0708.3 OFF-STREET PARKING REGULATIONS**

**A. RESIDENTIAL SUBAREAS**

[No change to first paragraph.]

1. For one-family dwellings - two spaces refer to Section 101.0835.

~~2. For premises containing two or more dwelling units - 1-3-spaces for each dwelling unit with less than two bedrooms, and 1-6-spaces for each dwelling unit containing two or more bedrooms.~~

~~3. 2. [No change.]~~

~~4. 3. [No change.]~~

~~5. 4. [No change.]~~

~~6. 5. [No change.]~~

~~7. 6. [No change.]~~

~~8. 7. [No change.]~~

~~9. 8. [No change.]~~

B. and C. [No change.]

**SEC. 103.0927 OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in ~~SEC.~~ Section 103.0921 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 or multi-family dwellings - one space for each dwelling unit. refer to Section 101.0835.

b. and c. [No change.]

2. through 6. [No change.]

**SEC. 103.1008 SUBDISTRICT I REGULATIONS**

A. through D. [No change.]

**E. PROPERTY DEVELOPMENT REGULATIONS**

1. through 8. [No change.]

9. Off-Street Parking and Driveway Regulations:

a. Every premises used for one or more of the permitted uses listed in Paragraph "C," above, shall be provided with minimum of permanently maintained, off-street parking spaces in a parking area or private garage on the same premises as follows:

1. For one family dwellings + 1-space, provided there is not more than one dwelling unit on the premises - refer to Section 101.0835.

2. 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.

3. 2. [No change.]

4. 3. [No change.]

**SEC. 103.1306 PROPERTY DEVELOPMENT REGULATIONS**

A. through D. [No change.]

E. Parking. Each premises used for one or more of the permitted uses listed in ~~SEE~~ Section 103.1305 shall provide a

minimum of off-street parking on the same lot or premises as follows:

1. [No change.]

2. New construction shall meet the following requirements:

a. For residential dwelling units - ~~1-0-parking space for each dwelling unit~~; refer to Section 101.0835.

b. and c. [No change.]

3. [No change.]

F. [No change.]

#### **SEC. 103.1421 OFF-STREET PARKING REGULATIONS**

A. Every premises used for one or more of the permitted uses listed in Section 103.1414 shall be provided with a minimum of off-street parking spaces on the same lot or premises, except as otherwise provided in Division 8 of this Article, as follows:

1. For residential development - ~~1-5-spaces for each dwelling unit containing not more than one-bedroom, and 2-0-spaces for each dwelling containing two or more bedrooms~~; refer to Section 101.0835.

2. through 7. [No change.]

B. through G. [No change.]

#### **SEC. 103.1513 PARKING REGULATIONS**

[No change to first paragraph.]

##### **A. RESIDENTIAL PARKING REQUIREMENTS**

Refer to Section 101.0835.

{Note: Parking requirements may be superseded by new City-wide regulations now under preparation.}

1. For One-Family Dwellings:

a. One space, provided there is not more than one dwelling unit on the premises.

2. For Multi-Family Dwellings:

a. Resident Parking Requirement:

1) For premises with two or more dwelling units - 1.0 on-site spaces for each studio unit of 400-square feet or less, 1.25 on-site spaces for each studio unit larger than 400-square feet and each one-bedroom dwelling unit, 1.5 on-site spaces for each two-bedroom dwelling unit, and 1.75 on-site spaces for each dwelling unit containing three bedrooms or more.

2) For premises with two or more dwelling units which are owned and/or managed by the San Diego Housing Commission as a very-low income housing project - 0.8 on-site spaces for each studio unit of 400-square feet or less, 1.0 on-site spaces for each two-bedroom dwelling unit, and 1.4 on-site spaces for each dwelling unit containing three bedrooms or more.

b. Supplemental Parking Requirement:

1) For premises with two or more dwelling units, the number of supplemental spaces required is

45-percent of of the number of resident spaces required.

2) The supplemental parking requirement may be met on-site and by one or more parking spaces which completely abut the subject property's street frontage and are within a local street that is improved to City standards for on-street parking.

c. Parking Calibration:

1) Transit Access - For premises with two or more dwelling units having 25-percent or more of the subject parcel located within a corridor or node as shown on Map Drawing \_\_\_\_\_ (on file in the office of the City Clerk as Document No. \_\_\_\_\_), the following reductions to the resident and supplemental parking requirements shall be allowed. This reduction may be used in conjunction with shared parking (Reference SEC--101-0022 and SEC--101-0023).

TABLE FOR SECTION 103-1513-A-1-c-(1)

Location	Supplemental Reduction	Resident Reduction
Transit Corridor	10%	0%
Nodal Corridor	20%	0%
Transfer Node	20%	0%
Transit Node	30%	15%



2) Intensity - For premises with two or more dwelling units having achieved the following densities of development, the allotted reductions to the supplemental parking requirement shall be allowed. This reduction can be used in conjunction with shared parking (Reference SEC--101-0822 and SEC--101-0823).

TABLE FOR SECTION 103-1513-A-1-e-(2)

Net Residential Density Achieved	Supplemental Reduction
42-72	10%
73-142	20%
143+	30%

3) Mixed use - For premises with two or more dwelling units consisting of mixed-use development, the following reductions to the supplemental parking requirement shall be allowed. The square footage of commercial space used to determine the schedule percentage must provide an overall average of on-site parking at a rate of at least one-space per 400-square feet gross floor area (gfa) of commercial area. This reduction cannot be used in conjunction with shared parking (Reference SEC--101-0822 and SEC--101-0823).

TABLE FOR SECTION 103-1513-A-1-e-(3)

Commercial Use (GFA) (GFA)	Supplemental Reduction
4-8-9%	10%
9-12-9%	20%
13+%	30%

4) The above reductions may be added to one another such that the supplemental parking requirement may be reduced by the sum of all permitted reductions.

5. At the request of the applicant and with the approval of the Planning Director and City Engineer, in-lieu-of-fees may be used when a public improvement project providing additional parking and found to be in conformance with the community plan within one-quarter-mile of the subject property. The total number of spaces which may be provided for through this provision shall be equivalent to 25-percent of the required supplemental parking as calculated after any permitted reductions. The fee is 150-percent of the estimated cost per net additional space requested to be provided for by financing of the identified public improvement project.

6) On-site parking for all ministerial projects Citywide shall in no case be less than 1.3-spaces for each studio and one-bedroom dwelling unit and

1-6-spaces for each dwelling unit and 1-6-spaces for each dwelling unit containing two bedrooms or more.

d. Required Motorcycle and Bicycle Parking.

1) For premises with two or more dwelling units, motorcycle parking shall be provided at a rate of one-space per 20-required resident parking spaces.

2) Bicycle racks shall be provided in an amount equal to one-third the number of required resident parking spaces.

3) Motorcycle parking and bicycle racks may be centrally located in projects of one-quarter acre or less but shall be conveniently dispersed throughout projects consisting of more than one-quarter acre.

B. SHARED PARKING (REFERENCE SEC. 101-0822)

1. For premises with two or more dwelling units consisting of mixed-use development, the parking requirement may be met by the shared parking plan in accordance with SEC. 101-0822 and SEC. 101-0823. The associated project shall be subject to a Mid-City Communities Development Permit.

2. The total resident and supplemental parking requirement less any allowable calibration reductions shall be used to determine the parking requirement when utilizing the shared parking program.

3. In no case shall the number of on-site parking spaces assigned to residents be less than the number of spaces determined under "Resident Parking Requirement," SEC--101-1513A-2-a.

C. TECHNICAL COMPLIANCE

1. Tandem Parking - Tandem parking is permitted as specified in SEC--101-0821.

2. Method of Computation - The total number of supplemental spaces shall be determined prior to applying any permitted reductions to the resident requirement.

3. The maximum number of spaces that may be provided through the in-lieu-of fee provision shall be determined as follows:

a. Determine the number of supplemental spaces required.

b. Calculate 25-percent of this amount to determine the number of spaces which may be met with the in-lieu-of fees provision.

4. The method of counting on-street spaces shall be as follows: 20-feet as measured along a full-height curb unless on-street space demarkation and/or parking meters exist.

5. Motorcycle spaces shall have a minimum width of three feet and a minimum depth of eight feet.

6. Bicycle space sizes shall be determined by size of bicycle security storage product used.

7. Supplemental spaces shall be accessible by the public and not gated.

D. B. [No change.]

E. C. [No change.]

F. D. [No change.]

G. E. [No change.]

H. F. [No change.]

I. G. [No change.]

**SEC. 103.1705 MULTIPLE-FAMILY RESIDENTIAL ZONE REGULATIONS --  
MF-3000, MF-2500, MF-2000, MF-1750, MF-1500,  
MF-1250, MF-1000**

A. through K. [No change.]

**L. SPECIAL REGULATIONS**

1. through 6. [No change.]

7. Off-street Parking

a. Every premises used for one or more of the permitted uses listed in Appendix A 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:

(1) For one-family dwellings - two spaces, provided there is not more than one dwelling unit on the premises refer to Section 101.0835.

(2) 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.

~~(3)~~ (2) [No change.]

b. [No change.]

8. [No change.]

M. [No change.]

**SEC. 103.1706 COMMERCIAL ZONE REGULATIONS -- CSF, CSR AND CT**

[No change to first paragraph.]

A. through H. [No change.]

**I. OFF-STREET PARKING REGULATIONS**

1. Every premises used for one or more of the permitted uses listed in Appendix A shall be provided with a minimum of off-street parking spaces on the same lot or premises as follows:

a. For apartments, multiple dwelling and group dwellings when permitted in the commercial zones - ~~1-3-parking spaces for each dwelling unit containing not more than one bedroom and 1-6-parking spaces for each dwelling unit containing two or more bedrooms.~~ refer to Section 101.0835.

b. through k. [No change.]

2. and 3. [No change.]

J. through L. [No change.]

FCC:lc  
09/08/89  
09/18/89 COR.COPY  
0-90-47-so

#53

SEP 25 1989

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"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ed Struiksma	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Bruce Henderson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Judy McCarty	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bob Filner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mayor Maureen O'Connor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 *Jana M. Martin*, 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 12 1989

SEP 25 1989

, 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 *Jana M. Martin*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance *D-17343* SEP 25 1989  
Number ..... Adopted .....

CERTIFICATE OF PUBLICATION

RECEIVED  
1989 OCT 12 AM 11:22  
SAN DIEGO, CALIF.

CITY OF SAN DIEGO  
202 C ST., 2ND FLOOR  
SAN DIEGO, CA 92101  
ATTN: TENA MARTIN

IN THE MATTER OF

NO.

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS  
4 AND 8, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING  
SECTIONS 101.0410, 101.0414, . . .

**ORDINANCE NUMBER O-17343 (NEW SERIES)**

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 4 AND 8, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 101.0410, 101.0414, 101.0421, 101.0423, 101.0426, 101.0428.1, 101.0427, 101.0427.1, 101.0430, 101.0432, 101.0433, 101.0437, 101.0441, 101.0449, 101.0802, 101.0803, 101.0808, 101.0813, 101.0821, AND 101.0822; AMENDING CHAPTER X, ARTICLE 1, DIVISIONS 1 AND 8, OF THE SAN DIEGO MUNICIPAL CODE, BY ADDING SECTIONS 101.0101.55, 101.0830 AND 101.0835; RESERVE FOR FUTURE USE SECTIONS 101.0824 THROUGH 101.0829 AND 101.0831 THROUGH 101.0834; AND AMENDING CHAPTER X, ARTICLE 3, DIVISIONS 2, 7, 9, 10, 13, 14, 15, AND 17 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0207, 103.0708.3, 103.0927, 103.1008, 103.1308, 103.1421, 103.1513, 103.1705 AND 103.1706; ALL RELATING TO MULTI-FAMILY RESIDENTIAL PARKING REGULATIONS.

This ordinance amends Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by amending various sections and adding Sections 101.0830 (Shared Parking Standards) and 101.0835 (Multi-Family Parking Requirements), which includes an increase to the off-street resident parking requirement and an additional supplemental parking requirement (guest, services and overflow parking) for all multi-family development city-wide, excluding Centre City and selected planned districts. This may result in up to a 60 percent increase for required parking subject to availability of transit, mix of use, achieved density and quantity of adjacent on-street parking.

Introduced on SEP 12 1989  
Passed and adopted by the Council of The City of San Diego on SEP 25 1989  
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  
By Tena Martin, Deputy  
Pub. October 10 187278

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

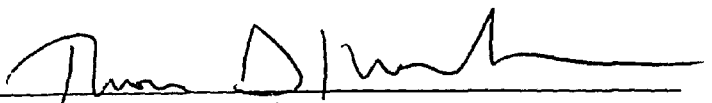
ORDINANCE NUMBER O-17343 (NEW SERIES)

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:

OCT. 10

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

Dated at San Diego, California this 10 day of OCT., 19 89.

  
(Signature)

3 1/2" x 2 x 41.49 = \$84.24