

ORDINANCE NUMBER O-17558 (NEW SERIES)

ADOPTED ON DECEMBER 10, 1990

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1,
DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY
AMENDING SECTION 101.0404 RELATING TO
AGRICULTURAL REGULATIONS.

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

Section 1. That Chapter X, Article 1, Division 4, of the San Diego Municipal Code be and the same is hereby amended by amending Section 101.0404, to read as follows:

SEC. 101.0404 A-1 ZONES - (AGRICULTURAL)

A. PURPOSE AND INTENT

The purpose of the A-1 zones is to provide appropriate zoning for areas that are presently in agricultural or open space use, or which are undeveloped and are either awaiting development or premature for development at urban intensities. It is the intention of the City Council that the A-1 zones allow for reasonable present development opportunities through the use of Planned Residential Development or Rural Cluster Development regulations, while promoting the general maintenance of such areas in open and agricultural uses, but, without foreclosing future development at urban intensities where appropriate.

B. PERMITTED USES

In a zone, designated by the symbol "A1," followed by a number, the number shall determine in acres the minimum area of a lot in that zone, and on which no building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the following purposes:

1. [No change.]
2. [No change.]
3. [No change.]
4. [No change.]
5. Public utility substations, except in the Future Urbanizing area unless no other location is practical and the facility is located as close as possible to existing Urbanized or Planned Urbanizing areas.
6. [No change.]
7. [No change.]
8. [No change.]
9. [No change.]
10. [No change.]
11. Any enterprises or businesses which, in the opinion of the Planning Commission, or in the opinion of the City Council in cases of property located in the Future Urbanizing area, are similar in character to the uses herein enumerated in this section and are clearly within the intent and

purpose of this zone. Such finding shall be final unless an appeal in writing is filed with the City Clerk, by the owner of the property or the owner of surrounding property affected by the proposed use, within ten (10) days from the date of action by the Commission. In the event of such appeal, the City Clerk shall cause the matter to be presented to the City Council as soon as is practical, and the Council shall make the final determination.

C. PERMITTED DENSITY

1. Lot Area per Dwelling Unit.

a. [No change.]

b. In zone A-1-5, a minimum of five acres for each dwelling unit, except in the case of Planned Residential Developments a density of one (1) unit per four (4) acres shall be permitted and in the case of Rural Cluster Developments a density of one unit per five (5) acres shall be permitted.

c. In zone A-1-10, a minimum of ten acres for each dwelling unit, except in the case of Planned Residential Developments, a density of one (1) unit per four (4) acres shall be permitted and in the case of Rural Cluster Developments a density of one unit per ten (10) acres shall be permitted.

d. In zone A-1-20, a minimum of twenty acres for each dwelling unit, except in the case of Planned Residential Developments and Rural Cluster Developments a density of one unit per twenty (20) acres shall be permitted.

e. In zone A-1-40, a minimum of forty acres for each dwelling unit, except in the case of Planned Residential Developments and Rural Cluster Developments a density of one unit per forty (40) acres shall be permitted.

2. Minimum Floor Area.

Each dwelling hereafter converted, constructed, erected, or moved in the A-1 zones shall have a minimum living floor area, including walls, but excluding garage, of 650 square feet.

D. PROPERTY DEVELOPMENT REGULATIONS

No building or portions thereof shall be erected, constructed, converted, established, altered, enlarged, or used on any lot in zones A-1, unless the lot and building shall comply with the following requirements and special provisions:

1. Minimum Lot Dimensions.

a. Area - one acre in zone A-1-1; five acres in zone A-1-5; ten acres in zone A-1-10; twenty acres in zone A-1-20; and forty acres in zone A-1-40.

b. Street Frontage - 100 feet in zone A-1-1, except that such frontage may be reduced at the end of a street dedication where no provision is made for its future extension, to a minimum of 60 percent of the required frontage; 200 feet in all other A-1 zones.

c. Width - 100 feet in zone A-1-1, except that the front 25 percent of a lot abutting the end of a street dedication where no provision is made for its future extension may be tapered to coincide with the street frontage; 200 feet in all other A-1 zones.

d. and e. [No change.]

2. and 3. [No change.]

4. Maximum Lot Coverage. In zones A-1-1 and A-1-5 maximum lot coverage shall be 20 percent of the lot area; and in zones A-1-10, A-1-20, and A-1-40 shall be 10 percent of the lot area. Structures used to provide shade areas for growing crops, such as greenhouses and agricultural shade structures, shall not be included for the purpose of determining lot coverage.

5. [No change.]

E. OFF-STREET PARKING REQUIREMENTS

1. [No change.]

2. [No change.]

3. [No change.]

4. [No change.]

5. [No change.]

6. Off-street parking shall not be required for permitted uses in the A-1 zones within the Future Urbanizing area.

F. [No change.]

G. COASTAL ZONE REGULATIONS

[No change to first paragraph.]

Within the Coastal Zone, the purpose of the A-1 Zone shall be to provide appropriate zoning for areas that are presently in agricultural or open space use. It is the intent of the City Council that the A-1 Zones allow for agriculturally related uses as an appropriate use for those areas designated as open space in an adopted local coastal program land use plan.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, however, the provisions of this ordinance shall not be applicable within the Coastal Zone until the thirtieth day following the date the California Coastal Commission unconditionally certifies this ordinance as a local coastal program amendment. If this ordinance is not certified, or is certified with suggested

modifications by the California Coastal Commission, the provisions of this ordinance shall be null and void within the Coastal Zone.

APPROVED: JOHN W. WITT, City Attorney

By Frederick Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
07/16/90
11/09/90 REV. 1
11/27/90 REV. 2
02/20/92 REV. 3
Or.Dept:Plan.
o-90-215
Form=o+t

Passed and adopted by the Council of The City of San Diego on DEC 10 1990,
by the following vote:

Council Members	Yeas	Nays	Not Present	Ineligible
Abbe Wolfsheimer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ron Roberts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Hartley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
H. Wes Pratt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Bernhardt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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.

(Seal) CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Blenda R. Barnes, 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 NOV 19 1990, and on DEC 10 1990.

~~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.

(Seal) CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Blenda R. Barnes, Deputy.

Office of the City Clerk, San Diego, California	
Ordinance Number <u>0-17558</u>	Adopted <u>DEC 10 1990</u>