

ORDINANCE NUMBER O- 17564 (NEW SERIES)

ADOPTED ON DEC 10 1990

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 4, OF THE SAN DIEGO MUNICIPAL CODE BY ADDING SECTIONS 101.0411, 101.0412 AND 101.0413, RELATING TO R ZONES (MULTIPLE FAMILY RESIDENTIAL, LANDSCAPING AND PARKING REGULATIONS APPLICABLE WITHIN THE PACIFIC BEACH AND CLAIREMONT COMMUNITY PLAN AREAS.

WHEREAS, the lack of adequate development standards for multiple family structures constructed within the Pacific Beach and Clairemont Community Plan areas has caused conditions of over crowding of the developed lots, inadequate provision of light, air and usable open space, caused a deterioration of property values and has detrimentally affected the quality of life for residents of the community due to the fact that the present regulations do not include adequate standards relating to design sensitivity for the needs of the communities; NOW, THEREFORE,

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 adding Sections 101.0411, 101.0412 and 101.0413, to read as follows:

**SEC. 101.0411 PACIFIC BEACH AND CLAIREMONT COMMUNITY
PLAN AREAS - R ZONES (MULTIPLE FAMILY
RESIDENTIAL**

A. Notwithstanding the provisions of Section

following provisions shall apply to the R Zones (Multiple Family Residential) in the Pacific Beach and Clairemont Community Plan Areas.

B. PURPOSE AND INTENT

The R zones are primarily intended to provide for multiple family residential development at varying densities. The R-zones shall be applied to be consistent with the Progress Guide and General Plan for The City of San Diego, the adopted community plan and other applicable plans.

The objective of these regulations is to encourage the animation of the residential streetscape by the presence of dwellings and pedestrian activity. In order to meet this objective, building articulation and site design criteria are required. Building articulation is an essential ingredient of street level interest and human scale. The flexible envelope accommodates design diversity and building articulation, which controls the visual impact of bulk and scale of new development. Site design criteria diminishes the impact of the automobile and requires screening of service elements.

C. PERMITTED USES

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes,

as provided herein:

1. One-family dwellings.
2. Two-family dwellings.
3. Apartment houses, excluding premises designed or used for the temporary residence of persons for less than one week.
4. Boarding and lodging houses.
5. Schools, limited to primary, elementary, junior high and senior high.
6. Public parks and public playgrounds.
7. Churches, temples or buildings of a permanent nature used primarily for religious purposes.
8. Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Section 101.0407.
9. In addition to the uses listed above, the following uses shall be permitted in the R-1000 through R-200 Zones:
 - a. Branch public libraries.
 - b. Institutions or homes for the day or full-time care of not more than fifteen children under the age of sixteen years, provided there is not more than one additional dwelling unit on the same premises.
 - c. Offices for psychologists, social

workers, religious practitioners, doctors, and dentists, provided that no overnight patients are permitted; and, further provided, that not more than two such professional persons, and not more than three employees of each, shall be engaged in such work on the premises.

Such lot or parcel may not be used by one or more practitioners who, among them, medically treat, or medically or psychologically counsel, on a group or individual basis, five or more persons in one calendar year who have committed, been charged by criminal indictment or complaint, or convicted of, a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment for recodification or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school, except that such use is permitted by organizations described in Section 101.0510 C.1 a, j, and n and Section 101.0510 C.3 b, d, i, k, and m or

the office use shall become a nonconforming use and be subject to Section 101.0303. This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections.

10. Within the R-400 and R-200 zones, electric distribution substations and communication equipment buildings for service of the immediate district shall be permitted, provided:

- a. That all equipment is within a walled area;
- b. That yard and setback requirements are complied with; and
- c. That such stations and buildings are constructed and improved according to plans, including landscaping plans, approved by the Zoning Administrator.

11 Hotels, motels and time-share projects shall be permitted in the R-200 Zone.

12. Accessory uses customarily incidental to any of the foregoing permitted uses, including the following:

- a. Not more than two lodgers per

dwelling unit.

b. Recreational and health facilities which are designed, used, and clearly intended for the use of residents of apartment houses, boarding and lodging houses, including tennis courts, putting greens, exercise rooms, and sauna and steam baths.

c. Service establishments in residential complexes containing not less than 80 dwelling units which are designed, used, and clearly intended for the primary convenience of the occupants of the residential complex, including the following:

- (1) Barber shops.
- (2) Beauty shops.
- (3) Communal dining facilities.
- (4) Snack bars.
- (5) Dry cleaning and laundry pickup

agencies.

d. Incidental businesses in hotels and motels may include the following:

- (1) Restaurants and bars.
- (2) News and tobacco stores.
- (3) Barber shops.
- (4) Beauty shops.
- (5) Valet services (agency for

laundering, cleaning, and pressing of clothing).

(6) Travel, ticket, and car rental agencies.

(7) Gift shops.

(8) Florists.

e. Signs as provided under paragraph F. below.

13. For properties in any R Zone, any other uses, including accessory uses, which the Planning Commission may find to be similar in character to the uses enumerated herein for such zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.

D. ACCESSORY USE REGULATIONS

1. All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street.

2. For properties in the R-3000 through

R-600 zones, the combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than ten percent of the gross floor area occupied by the principal permitted uses.

3. For properties in the R-400 and R-200 zones, the combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than twenty percent of the gross floor area occupied by the principal permitted uses.

E. DISCRETIONARY PERMIT THRESHOLDS

A project which exceeds the number of dwelling units specified in 1. or 2. below or does not incorporate the minimum design requirements of this ordinance is required to obtain the appropriate discretionary permit for that area (i.e. PRD, PIRD, or Planning Director Permit).

<u>1.</u>	<u>Zone</u>	<u>No. of Units</u>
	R-3000	3
	R-2500	4
	R-2000	7
	R-1750	9
	R-1500	11
	R-1250	16
	R-1000	19

2. In the R-800, R-600, R-400 and R-200

Zones, any project which exceeds 20 units total. All discretionary permit review utilizes the requirements of the underlying zone as the basic criteria for that project.

Exception: Where a single large lot or group of large lots exist in a traditionally small lot neighborhood, the applicant may develop the large lot or lots in the existing small lot pattern without obtaining a discretionary permit, except as required by the State Subdivision Map Act.

F. SIGN REGULATIONS

1. The following sign provisions shall apply to properties in all R Zones:

a. For each dwelling unit -- one nameplate having a maximum area of one square foot shall be permitted.

b. One single-faced or double-faced, directional ground sign may be located at each driveway of parking lots. Said directional sign shall not exceed two square feet in total face area and four feet in height measured vertically from the base at ground level to the apex of the sign.

c. One single-faced or double-faced ground sign with a maximum area of four square feet offering the premises for sale, rent, or lease may be utilized. Said sign

shall not exceed a height of four feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.

d. Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.

e. One single-faced or double-faced ground sign identifying the principal uses of the premises facing or adjacent to each street abutting the property shall be permitted, provided that no such sign shall exceed a height of eight feet measured vertically from the base at ground level to the apex of the sign.

2. The combined total face area of all wall and ground signs designating the permitted uses of the premises, shall not exceed the following:

a. R-3000 through R-600 zones -- 20 square feet.

b. R-400 Zone -- 40 square feet or one-tenth of a square-foot for each linear foot of street frontage of the premises, whichever is the smaller area, provided that the sign on any one street frontage need not be less than eight square feet in area.

c. R-200 Zone -- 60 square feet or two-tenths of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area.

3. Wall signs as defined in Section 101.1101.240 may be utilized provided no wall sign shall project above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower except in the R-200 Zone. Within the R-200 Zone, a wall sign shall not exceed 30 feet in height and in no case shall project above the parapet or eaves of the building.

Permanent or changeable copy of each wall or ground sign may include only on-premises or public interest messages.

G. DENSITY REGULATIONS

1. The maximum number of dwelling units permitted on any lot or premises in any R Zone shall be calculable by the procedure set forth in Section 101.0211 of this Code. The lot area in square feet required per dwelling unit for properties in any of the R zones shall be indicated by the number appended to the R Zone symbol (see Table I of Section 101.0411). (For any property in the R-200 Zone, each two guest rooms shall be deemed to be the equivalent of one

dwelling unit.)

2. Exception. Any lot in the R-3000 Zone having an area of at least 5,000 square feet may be occupied by two dwelling units.

H. MINIMUM LOT AREAS AND DIMENSIONS

1. Consolidation of lots resulting in a lot greater than 60 feet in width is not permitted in R-3000 and R-2500 zones except with the appropriate discretionary permit.

2. Minimum lot areas and dimensions required within the respective R zones shall be as shown in TABLE I OF SECTION 101.0411, below:

TABLE I OF SECTION 101.0411

MINIMUM LOT AREAS AND DIMENSIONS, R ZONES

Zone	Minimum Area (sq. ft.)	Minimum Lot Dimensions (in feet)			
		Street Frontage*	Interior	Width Corner	Depth
R-3000	6,000	60	60	65	100
R-2500	6,000	60	60	65	100
R-2000	6,000	60	60	65	100
R-1750	6,000	60	60	65	100
R-1500	6,000	60	60	65	100
R-1250	6,000	60	60	65	100
R-1000	7,000	70	70	75	100
R-800	7,000	70	70	75	100
R-600	7,000	70	70	75	100
R-400	7,000	70	70	75	100
R-200	10,000	75	75	80	100

* For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in this column.

3. Exception. Any lot which qualifies under the definition of a lot as set forth in this

Code, and which does not comply in all respects with the minimum lot dimensions specified herein for the zone(s) within which it is located, may nevertheless be used as permitted and otherwise regulated by the provisions applicable to such zone(s).

I. YARD REQUIREMENTS

1. Yard requirements for properties in the respective R zones shall be as shown in TABLE II OF SECTION 101.0411, below:

a. Standard Yard. The standard yard shall be required for all projects, except as provided in paragraph b., following.

b. Minimum Yard. The minimum front, interior side, street side and rear yard envelope may be used on a floor by floor basis along 50 percent of the lineal footage of that yard if a floor height vertical offset is provided.

The use of the minimum yard is as shown in ILLUSTRATION "A" below.

[Place here: ILLUSTRATION "A" OF SECTION 101.0411, which is attached hereto and made a part hereof.]

TABLE II OF SECTION 101.0411

YARD REQUIREMENTS

	Standard Yard ^a	Minimum Yard ^b
Front		
R-1000 through R-3000 ...	20 ^c	
R-200 through R-800	15 ^c	
R-1500 through R-3000		15 ^e
R-200 through R-1250		10 ^e
Interior Side		
	6 ^{dfg}	4 ^{dg}
Street Side		
	10	5 ^e
Rear -R-3000		
	4 ^d	0 ^d
Rear - All Other R Zones		
.....	4, if alley ^d	0 ^d
.....	15, if no alley ^d	10 ^d

(All dimensions are given in feet)

The R-200 and R-400 zones in the Centre City area are exempt from these Yard Requirements.

c. For any portion of a lot which fronts on a street having a radius of curvature of less than 100 feet, the standard front yard shall be 10 feet, and the minimum yard, five feet.

d. For every story and portion thereof, above two stories, the side yard setback envelope shall be as shown in ILLUSTRATION "B" below.

[Place here: ILLUSTRATION "B" OF SECTION 101.0411, Interior Side Yard Setback Envelope, which is attached hereto and made a part hereof.]

e. On corner lots, the minimum front and street side yards may not be utilized within the triangular area established by (1) the street property lines and a line connecting points on said property lines which points are 25 feet from the street intersection corner of the lot; or (2) the street side yard property line, rear property line and a line connecting points on said lines, which points are 10 feet from the rear corner of the lot (see ILLUSTRATION "C" below).

[Place here: ILLUSTRATION "C" OF SECTION 101.0411, CORNER LOT, which is attached hereto and made a part hereof.]

f. For lots which are less than 50 feet wide, the standard interior side yard requirement is 5 feet.

g. Solar Access Envelope: For buildings less than 30 feet in height, when the interior side property line is within 45 degrees of a line perpendicular to north, the following building envelope shall apply as shown in ILLUSTRATION "D" below.

[Place here: ILLUSTRATION "D" OF SECTION 101.0411, Solar Access Envelope for Interior Side Yard, which is attached hereto and made a part hereof.]

2. Exception. Two adjoining lots which have a common side lot line, and which are developed concurrently may be developed with zero side yards on the said common side lot line provided that each opposite interior standard side yard shall be eight feet and the minimum side yard shall not be less than four feet. These requirements shall be increased three feet for each story, and portion thereof, above two stories.

3. Permitted yard encroachments: The following are encroachments which are permitted to intrude into required yards: fireplace masses, chimneys, bay windows, utility enclosures and building-wall supported trellises. A freestanding utility structure is not a permitted encroachment.

Each permitted encroachment is limited in size to 1'-8" depth x 6'-0" width. Only one permitted encroachment per 50 lineal feet of front or rear yard is allowed. Two permitted encroachments are allowed in each side or street side yard, to be separated by a minimum of ten feet. A minimum three-foot side yard must be maintained at all permitted encroachments. No permitted encroachment may restrict required fire

exit width and equipment clearance requirements.

4. Other applicable yard regulations are contained in Division 6 of this Article.

J. MAXIMUM BUILDING HEIGHTS, LOT COVERAGES, AND FLOOR AREA RATIOS (FAR)

1. The maximum building height permitted in the R-3000 Zone shall be 30 feet. The maximum building height for zones other than the R-3000 Zone shall be that prescribed by ordinances enacted pursuant to the provisions of Section 101.0452 or other ordinances imposing height limitations.

2. In the R-1000 and less dense zones, building height in the front of the lot is limited per ILLUSTRATION "E" below. Sloped roofs, dormers, gable end vertical walls, and open (at least 60%) balustrades are permitted intrusions into the angled setback but not into the minimum yard.

[Place here: ILLUSTRATION "E" OF SECTION 101.0411, Front Yard Building Envelope in R-1000 and Less Dense Zones, which is attached hereto and made a part hereof.]

3. The maximum lot coverages permitted in the R zones shall be as shown in TABLE III, below.

TABLE III OF SECTION 101.0411

MAXIMUM LOT COVERAGES AND FLOOR AREA RATIOS, R ZONES

Basic Zones *LN*	Maximum Coverage (%)*					
	FAR	Bldg. Height	Interior Parcel	Corner Parcel	Incremental FAR Bonus	Maximum FAR
R-3000	0.75	-	-	-	-	-
R-2500	1.20	30' or less	50	60	None	1.20
R-2000		30+-40'	32	32	0.05	1.25
R-1750		40+-50'	26	26	0.05	1.30
R-1500		over 50'	23	23	0.05	1.35
R-1250	1.80	40' or less	50	60	None	1.80
R-1000		40+-50'	37	37	0.05	1.85
		50+-60'	32	32	0.05	1.90
		60+-70'	28	28	0.05	1.95
		70+-80'	25	25	0.05	2.00
		80+-90'	23	23	0.05	2.05
		over 90'	21	21	0.05	2.10
R-800	2.70	60' or less	50	60	None	2.70
R-600		60+-70'	40	40	0.05	2.75
		70+-80'	35	35	0.05	2.80
		80+-90'	32	32	0.05	2.85
		90+-100'	29	29	0.05	2.90
		100-110'	27	27	0.05	2.95
		over 110'	25	25	0.05	3.00
R-400	3.60	80' or less	60	50	None	3.60
		80+-90'	41	41	0.05	3.65
		90+-100	37	37	0.05	3.70
		100+-110	35	35	0.05	3.75
		110+-120'	32	32	0.05	3.80
		120+-130'	30	30	0.05	3.85
		over 130'	28	28	0.05	3.90
R-200	7.20	150' or less	50	60	None	7.20
		150+-160'	46	46	0.05	7.25
		160+-170'	43	43	0.05	7.30
		170+-180	41	41	0.05	7.35
		180+-190'	39	39	0.05	7.40
		190+-200'	38	38	0.05	7.45
		200+-210'	36	36	0.05	7.50

*See subsection J.6. for an exception procedure.

4. Seventy-five percent of all residential units shall have a clearly defined private exterior usable space or spaces, adjoining and

accessible to the unit, an aggregate of not less than 36 square feet in area per unit, with a minimum dimension of six feet.

One third of this requirement may be met by providing a common outdoor usable space or spaces, accessible to all units, of an area not less than one third of the private exterior usable spaces required.

5. A street-facing exterior space or spaces (deck, balcony, porch), adjoining and accessible to a living unit, with a total area of not less than 72 square feet is required. This may count toward the private exterior useable space requirement in J.4. above. For the street-facing exterior space only, the minimum dimension may be 4 feet. Alternate compliance: A street-facing entry door and ten square feet of window or windows may be used in lieu of the street facing exterior space(s) requirement. "Street facing" is defined per the following ILLUSTRATION "F" below.

[Place here: ILLUSTRATION "F" OF SECTION 101.0411, Definition of "Street Facing" for Entry Door Alternative Only, which is attached hereto and made a part hereof.]

6. Exception procedure for maximum lot coverages.

a. There shall be no maximum lot coverage limit, provided:

(1) That an exterior usable

area (as defined in Section 101.0101.49) shall be provided equal to 20 percent of lot area, or 150 square feet per dwelling unit, whichever is greater, and

(2) That the building does not exceed 30 feet in height where there is a flat roof, or 40 feet in height where the roof is sloped toward the interior and/or street side yards and no plane of such a roof shall have a slope exceeding 45 degrees from horizontal. Dormers (as defined in Section 101.0101.88) that are set into roof planes sloping toward interior or street side yards and that, in whole or in part, exceed 30 feet above grade shall have an aggregate width not exceeding 20 percent of the length of the roof plane in which located, measured at the eaves. Dormers that do not exceed 30 feet above grade or that are located in roof planes toward the front or rear yards are not restricted in width. Nothing herein shall be construed to require any particular roof or wall treatment of those portions of a structure other than

those with roofs sloping towards the interior and/or street side yards.

(ILLUSTRATION "G" below.)

[Place here: ILLUSTRATION "G" OF SECTION 101.0411: Elevation of Building Envelope Abutting Side Yard, which is attached hereto and made a part hereof.]

b. Said exterior usable area may include only areas with no buildings or structures over three feet in height, except as provided herein, including: recreation facilities; children's play areas; swimming pools and spas, with associated decking; private or common patios, terraces, or courtyards, which may be either covered or enclosed, but not both; private exterior balconies (as defined in Section 101.0101.67) accessible only from the interior of buildings; common exterior balconies, excluding stairs, stairwells, landings, and a three-foot-wide section of the balcony necessary for access to the principal entrance of any dwelling unit; vegetated areas, including lawns, gardens, or landscaping (excluding the minimum required landscaping in required yards); walkways or pathways which are not intended for access by motor vehicles; or any other area similar in character which is approved by the Zoning

Administrator.

c. Said exterior usable area shall not be used for: parking or garaging of motor vehicles; enclosed storage areas; areas for storage of refuse receptacles; or pads for any mechanical or electrical equipment.

d. Any exterior usable area described in this paragraph may be sited atop the roof or covering of a building or garage, and, further, that the portion of the roof or cover serving as an exterior usable area shall not have a slope exceeding five percent and must comply with all applicable requirements for exit and entrance. Further, any rooftop exterior usable area shall include a guardrail, as specified in the Uniform Building Code, along the perimeter of all exterior walls and vertical drops. All roof-mounted heating, ventilating, air-conditioning, solar energy collecting or other mechanical or electrical equipment shall be completely and safely fenced and visually screened from the rooftop exterior usable area, and further, all standpipes, vents, drains or similar other rooftop appurtenances shall be either:

(1) excluded from the exterior

usable area; or

(2) located and configured in such a way as not to present any hazard to health or safety under reasonable and expected use of the rooftop exterior usable area.

e. Any lighting of exterior usable areas shall be shielded so as to preclude all direct illumination of adjacent properties.

7. For all R zones, the basic floor area ratios shall be as shown in TABLE III and, with the exception of the R-3000 Zone, shall be utilized only in accordance with the provisions of this paragraph. The R-3000 Zone shall not be subject to the provisions of subparagraphs a through e, following.

a. Two-thirds of the basic floor area ratio may be utilized for any principal or accessory use listed in paragraph C. of this section.

b. One-third of the basic floor area ratio may be utilized only for off-street parking; provided, however, that all or part of the parking floor area ratio may instead be utilized for any other permitted use listed in paragraph C. of this section in exact proportion to the amount of floor area

provided in an underground parking structure or structures located on the premises and utilized exclusively for required parking; and, further provided, that any required parking that is not placed in an underground structure is completely enclosed within a building or buildings located on the premises.

c. An incremental floor area ratio bonus, as provided in TABLE III OF SECTION 101.0411, may be utilized provided the building is constructed to the heights specified in TABLE III OF SECTION 101.0411 and the coverage of the parcel is reduced as specified in said table.

(1) The maximum parcel coverage shall be determined by the height of the building provided however, all structures, regardless of height or coverage, shall comply with the provisions of paragraph I.

(2) The reduced coverage bonus may be utilized for any principal or accessory use permitted by paragraph C. of this section or for off-street parking.

(3) The reduced coverage bonus may

be utilized only if the full basic floor area ratio is utilized.

d. Exception Procedure to Floor Area Ratio for the R-1500 through R-200 zones:

(1) Application. Upon filing of a letter of request with the Planning Department for an exception to paragraph J.4. of this section, which letter shall be accompanied by appropriate schematic plot plans, typical floor plans, building elevations, and preliminary grading plans, the Planning Commission shall set a public hearing in accordance with the noticing and hearing procedures as set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. It is the intent hereof that such plans shall be limited to such detail as will inform the Planning Commission as to the matters included within the criteria set forth below.

(2) Decision. After the public hearing, the Planning Commission may, by resolution, grant an exception to paragraph J.4. of this section, if the Planning Commission finds from the evidence presented at the hearing that

all of the following facts exist:

(a) The proposed building or structure at the particular location and under the proposed conditions of development with regard to good planning practice, including provisions for height, building bulk, yards, open space, lot coverage, grading, and related matters will provide equally as well for light and air, for the public health, safety, and convenience, and the preservation of the general welfare of the community as if developed to the limits imposed by the provisions of paragraph J. of this section and other zoning regulations applicable to the property in question.

(b) The proposed building or structure will comply with the regulations and conditions specified in the Code for such structures.

(c) The granting of an exception will not adversely affect any adopted plan of any

governmental agency.

In addition to requiring compliance with applicable provisions of the San Diego Municipal Code, the Planning Commission in granting an exception to paragraph J.4. may grant exceptions to, or impose other and/or additional conditions relating to, the requirements of paragraph J. as it may deem necessary or desirable to meet the requirements of this section.

In granting any exception, the Planning Commission shall make a written finding which shall specify facts relied upon in rendering its decision and shall set forth wherein the facts and circumstances fulfill, or fail to fulfill, the requirements of this section. Copies of the resolution granting the exception shall be filed with the City Clerk, the Department of Building Inspection, and the County Recorder of San Diego County, and shall be mailed to the applicant.

(3) Appeal to the City Council from the decision of the Planning Commission. The decision of the

Planning Commission shall be final on the eleventh day following such filing in the Office of the City Clerk, except when appeal is taken to the City Council in accordance with the procedures as set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code.

K. ENCLOSURE REGULATIONS

1. No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.

2. All utilities, such as gas meters, electrical meters and panels, fire control panels, telephone, CATV panels, and similar devices shall be screened from public view. Landscape screening, as defined in the Landscape Ordinance may be used to meet this requirement. When in conflict with other applicable code regulations which require visibility, this requirement shall not apply.

3. All trash areas shall be screened from public view on all sides by a six-foot height solid wall or fence and shall not be located in the required front or street side yard. A chain link fence with slats does not qualify as a solid fence for this requirement, but may be utilized for the access gate.

4. Applicable fence and wall regulations are contained in Division 6 of this Article.

L. LANDSCAPING REGULATIONS

Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1, Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by the City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

M. OFF-STREET PARKING AND DRIVEWAY REGULATIONS

1. Every premises used for one or more of the permitted uses listed in paragraph C., 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. For boarding and lodging houses - one space for each lodger.

c. For schools - primary, elementary, and junior high:

(1) one and one-half spaces for each classroom where the school has no auditorium, gymnasium, or other similar place of assembly; or

(2) One space for each 35 square feet of floor area used for seating in the school auditorium, gymnasium, or other similar place of assembly.

d. For schools -- senior high:

(1) One space for each eight students at ultimate enrollment.

(2) One space for each 1.25 staff members at full complement.

e. For churches, temples, or buildings

of a permanent nature used primarily for religious purposes - one space for each 35 square feet of floor area used for seating in the main sanctuary or other principal place of assembly.

f. For branch public libraries - one space for each 400 square feet of floor area.

g. For institutions for the day or full-time care of children under the age of sixteen years -- one space for each two adult residents and employees.

h. For offices of psychologists, social workers, religious practitioners, doctors, and dentists -- one space for each 300 square feet of gross floor area utilized for such purposes.

i. For hotels and motels -- one space for each guest room, and one space for each 500 square feet of gross floor area used for incidental business.

j. For areas used for dining, dancing, or the serving of drinks -- one space for each 60 square feet of gross floor area.

For accessory uses permitted under provisions of C.12.c. and C.12.d. above, except for restaurants and bars -- one space for each 400 square feet of gross floor area.

shall be provided.

2. Where ambiguity exists in the application of these off- street parking requirements or when any use not specified in C., above, is found by the Planning Commission to be a permitted use in accordance with C.15., above, the off-street parking requirements shall be determined by the Planning Commission.

3. Off-street parking facilities shall be constructed, maintained, and operated in compliance with Division 8 of this Article.

4. No off-street parking, required or nonrequired, shall be permitted in any required interior side yard when said premises contain a building of six stories or greater.

5. Maximum Driveway Width. No driveway shall exceed a width of 25 feet within a required front or street side yard or at any point between a property line and an established setback line and there shall be no less than 45 feet measured at the property line between driveways serving the same premises. Driveways shall be so located as to provide at least one on-street parking space for each 50 feet of frontage of the premises, the said on-street parking space being not less than twenty feet in length measured along a full height curb; provided, however, that an alternative driveway

spacing and location may be approved by the City Manager and Planning Director if such alternative will result in a maximum number of on-street parking spaces being provided.

N. SPECIAL REGULATIONS

1. For properties in the R-3000 Zone, the Property Development Regulations contained in Section 101.0455.4 (SL Overlay Zone) may be utilized in their entirety as an alternative to the respective regulations contained in this section, provided that no more than one dwelling unit for each 3,750 square feet of lot area is permitted; and, provided further, that the permitted Floor Area Ratio be that permitted by the R-3000 Zone.

2. For properties in the R-400 and R-200 zones, the regulations relative to maximum driveway width as set forth in paragraph M.5., above; landscaping as set forth in paragraph L.1., above; and the prohibition against parking in the front yard as set forth in Section 101.0800, paragraph 17, shall not be applicable to interior lots which have no alley frontage and which:

a. Have a width of 50 feet or less and are not joined in ownership to any contiguous lot or parcel in the R-400 or R-200 zones on September 25, 1971; or

b. Are a combination of contiguous lots or parcels joined in ownership which have a combined width of 50 feet or less and are not joined in ownership to any other contiguous lot or parcel in the R-400 or R-200 zones on September 25, 1971.

3. Notwithstanding the provisions of paragraph N.2., above, the excepted lots referred to in paragraph N.2. shall be subject to the following regulation relative to landscaping:

That portion of the premises lying between the front of the building and the front property line shall be landscaped and maintained with plant materials in a ratio of not less than four square feet of landscaped area to each linear foot of street frontage.

4. Lighting. Any artificial lighting shall be directed or shaded so as not to fall onto adjacent properties unless mutually agreed upon by the property owners on whose property the lighting falls.

O. DESIGN REGULATIONS

The provisions of paragraph O., DESIGN REGULATIONS, shall not apply to single-family homes constructed in multi-family zones.

1. The front facade of any new structure shall contain a transparent glass window or

windows with an aggregate area of at least 20 square feet, to a habitable space, for each unit that faces any street. Glass block may not be utilized to meet this requirement. At least 50 percent of each required window or windows must be visible from any point at five feet height along the front property line.

2. For a lot of 50 feet width or less, not more than two ten-foot wide garage doors or garage entries or a single 16-foot wide garage door or garage entry on the front facade shall be permitted, except when that door accesses underground parking. For each additional 25 feet of street frontage property line an additional 10 feet maximum width garage door(s) or garage entry(ies) is permitted.

Exception: For duplexes in the R-3000 zone, a 50 foot or less wide interior lot not accessed by an alley is allowed up to two 16 foot wide street-facing garage doors. These two doors must be offset at least 5 feet horizontally and must be accessed by a single 18 foot wide curb cut.

3. Any covered parking accessed from the street and in the front 30 percent of the lot shall be fully enclosed. Open carports in the front 30 percent of the lots are not permitted.

P. STORAGE AND PLACEMENT

1. Required Storage:

a. A minimum of 100 cubic feet per dwelling unit of secured storage space available only to the residents of the designated related dwelling unit and accessible from a common circulation area or garage shall be provided. This required storage may not be part of a habitable area. A wall-mounted cabinet or cabinets above 48" ht., located at the end of a garage parking space are permitted for this requirement.

b. Trash Area:

(1) For 2-5 dwelling units, a minimum of six square feet of trash area per unit shall be provided.

(2) For 6-10 units, a minimum of five square feet per unit shall be provided.

(3) For 11-20 dwelling units, a minimum of four square feet per unit shall be provided.

(4) In excess of 20 units, the trash area shall be per the required discretionary permit, but not less than three square feet per unit.

2. Permitted Storage: Storage and placement of material and equipment outside a

roofed, fully-enclosed, legally installed structure is permitted as follows, provided that there is no impediment to the growth and maintenance of required landscaping, and subject to all applicable fire, health, safety, litter, and building codes:

a. The type and quantity of stored and placed items must be clearly incidental to residential use and enjoyment of the premises; those items, except as exempted below, are further prohibited from or restricted within required yard and setback areas by the terms of Section 101.0609, Use of Required Yards, Setback Areas, and Landscape Areas.

b. Unless otherwise noted in paragraphs F.4. and F.5., below, all stored or placed items shall be completely screened by legally installed and maintained solid fencing, walls, buildings, landscape features, or a combination thereof. No item shall exceed the height of the solid screening enclosure, except where City-wide screening requirements are stipulated for specific equipment elsewhere in this Code.

c. Not more than one fully screened outdoor area may be used to store or place

vehicle and/or inoperable vehicles. Such storage may not exceed 400 square feet in area, may not intrude into any required yard or landscape area, and may not exceed 10' - 0" in height.

d. The following items may be placed outdoors without screening:

(1) Any item listed in Section 101.0601.1. Use of Required Yards, Setback Areas, and Landscape Areas.

(2) Home maintenance or lawn maintenance equipment, during actual use. As necessary, such equipment may be placed in required yard or setback areas, or landscape areas when alternative placement options do not exist. The Zoning Administrator shall determine the necessity for extended placement when questions arise.

(3) Game, sport, and leisure equipment designed and intended for on-site recreational enjoyment, when such equipment is set up and immediately available for such use.

(4) Bicycles, tricycles, children's wagons, and other non-motorized wheeled devices in working

condition and used for recreational purposes either on-site or on neighboring streets or properties. A non-motorized wheeled device with any plane dimension of greater than 24 square feet is subject to paragraph F.5., below.

e. The following items may be placed outdoors if legally installed and maintained solid fencing, walls, buildings, and/or landscape features provide complete screening from improved streets (the placed items may not exceed the height of the provided screening):

Recreational vehicles, travel trailers, trailers, boats, all-terrain vehicles, camper shells, and similar equipment, provided such equipment is maintained in serviceable condition. (An operable, self-propelled recreational vehicle may be parked in the same manner as any other operable vehicle, per Division 8 of this Article.) Except for recreational vehicles qualifying as operable vehicles, no item listed above may be placed within a required front or street-side yard; any such item which does not exceed 6'-0" in height may, however, be placed within

required interior side and rear yards if not in conflict with landscaping or other development requirements.

Q. COASTAL ZONE REGULATIONS

The Coastal Zone is a unique public resource of vital and enduring interest to all present and future residents of the City of San Diego. Existing developed uses, and future development consistent with the City's adopted Local Coastal Program, are essential to the economic and social well-being of the people of the City. To this end, the development of property within the Coastal Zone requires special regulations to protect the unique character of individual coastal communities and neighborhoods, while maintaining the public's right of access to the shoreline.

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

1. Floor Area Ratio (see also Subsection J.). The basic and maximum floor area ratio for the R-1750 Zone, within the Coastal Zone, shall be .70. The R-1750 Zone, within the Coastal Zone, shall not be subject to the provisions of Subsection J.4.

2. Floor Area Ratio "Offset Bonus" (see also Subsection J.). A floor area ratio "offset

bonus" of 0.05 may be utilized if either design feature a. or b., described herein is incorporated into the construction of the main building. If both features are incorporated, the floor area ratio offset bonus shall be 0.10.

a. A vertical offset in the facade extending the full height of the facade. The vertical offset shall maintain a minimum depth of three (3) feet through a minimum length of five (5) feet. The inward slope of the offset shall be at an angle of not less than forty-five (45) degrees from the vertical plane of the facade (see ILLUSTRATION "H" below):

[Place here: ILLUSTRATION "H" OF SECTION 101.0411, which is attached hereto and made a part hereof.]

b. An additional setback of not less than five (5) feet behind the standard front yard for all stories above two (2) (see ILLUSTRATION "I" below):

[Place here: ILLUSTRATION "I" OF SECTION 101.0411, which is attached hereto and made a part hereof.]

3. Landscaping Regulations (see also Paragraph L.). Prior to the use and occupancy of any premises, the property shall be landscaped in accordance with the provisions of the City-Wide Landscape Regulations in Chapter X, Article 1,

Division 7 of this Code. All landscaping and irrigation plans shall be developed in conformance with standards adopted by City Council as set forth in the document entitled, "City of San Diego Landscape Technical Manual," on file in the office of the City Clerk. Conformance shall be determined by the Planning Director; said determination shall be subject to appeal in the manner set forth in Chapter X, Article 1, Division 5 of the San Diego Municipal Code. Required landscaping and required watering system shall be installed prior to the use of the premises. All required landscaped areas shall be permanently maintained in accordance with the adopted standards referred to in this paragraph.

4. Driveway Regulations (see also Subsection M.).

a. Maximum Driveway Width for Lots or Parcels Which Abut an Alley.

No driveway shall exceed a width of twenty (20) feet at any point of its length within the front yard and there shall be no less than forty-five (45) feet measured at the property line between driveways serving the same premises.

Driveways shall be so located as to provide at least one (1) on-street parking

space for each fifty (50) feet of frontage of the premises, said on-street parking space being not less than twenty (20) feet in length measured along a full height curb, provided, however, that an alternative driveway spacing and location may be approved by the City Manager if such an alternative will result in a maximum number of on-street parking spaces being provided.

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. O-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. 101.0412 MEASURED COMPLIANCE

A. In addition to the provisions of Section 101.0713, the following provisions shall apply within the Pacific Beach and Clairemont Community Plan areas.

B. In multi-family residential zones, when the site contains a tree (or trees) in excess of 12 inches diameter (measured at 12 inch height from the ground) located anywhere on the lot or in the adjacent public right-of-way, the structure and access shall be sited to preserve that tree (or trees). The value of any retained existing tree shall be increased 50 percent and may be applied toward the required landscaping point count for the yard in which the tree is located. This does not allow a reduction in the number of trees required by the Landscape Ordinance.

The applicant may remove any subject tree (or trees) by providing a new tree (or trees) equal in cross sectional area in addition to the City-wide Landscape Ordinance front yard requirement.

SEC. 101.0413 MULTI-FAMILY PARKING

A. Notwithstanding the provisions of Section 101.0835, the following provisions shall apply to the R Zones (Multiple Family Residential) in the Pacific Beach and Clairemont Community Plan areas.

B. PURPOSE AND INTENT.

The purpose and intent of this ordinance is to provide appropriate parking for multi-family

development City-wide 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.

C. ADMINISTRATIVE REGULATIONS.

The provisions of this Section shall apply to all multi-family development in residential and commercial zones and planned districts City-wide, 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. 00-17343.1) 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 of this Article.

D. 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 addition 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.

E. 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 OF SECTION 101.0413

Location	Supplemental Reduction
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 OF SECTION 101.0413

Net Residential Density Achieved (UNITS/NRA)	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 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 OF SECTION 101.0413

Commercial Use (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 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, on 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. Basic Minimum Off-Street Parking Requirement. Notwithstanding the provisions of Paragraphs E.2.a., E.2.b. and E.2.c. above, the minimum total parking requirements for projects as a whole shall not be less than that obtained from the following calculations:

(1) Off-street parking for ministerial projects City-wide 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.

F. 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 paragraph E., Resident Parking Requirement, of this Section.

G. 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 adjacent improved front sidewalk or, if there is no sidewalk, from the front property line (ILLUSTRATION "A" OF SECTION 101.0413).

[Place here: ILLUSTRATION "A" OF SECTION 101.0413, which is attached hereto and made a part hereof.]

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.

H. ACCESS

1. Where a property is served by an improved alley, at least two-thirds of the required automobile parking shall be accessed from

the alley or shall qualify as underground parking with through circulation between the alley and the street.

2. If the alley is located adjacent to the side property line of the subject property, this requirement is in effect.

3. Exceptions:

a. For rear yard alley access, when the existing grade elevation at the rear of the property is at least four feet higher than at the front property line, this requirement is not in effect.

b. For the R-3000 zone only, alley access is required for not less than 50 percent of all required on-site parking.

I. DRIVEWAY WIDTH

1. For street driveway access, there shall be a twelve foot minimum and an eighteen foot maximum permitted driveway width as measured at the front street property line and, if a corner lot, at the street side property line.

2. When redevelopment or rehabilitation occurs, existing driveways shall be modified or eliminated to conform to this Section.

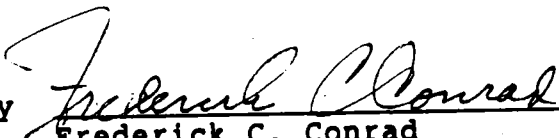
Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, however, the provisions of this ordinance shall not be applicable within the

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.

Section 3. In areas of the City of San Diego other than the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

Section 4. Within the Coastal Zone no permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date the California Coastal Commission unconditionally certified this ordinance as a local coastal program amendment.

APPROVED: JOHN W. WITT, City Attorney

By 
Frederick C. Conrad
Chief Deputy City Attorney

FCC:lc
11/16/90
Or.Dept:Council
o-91-85
12/06/90 COR.COPY

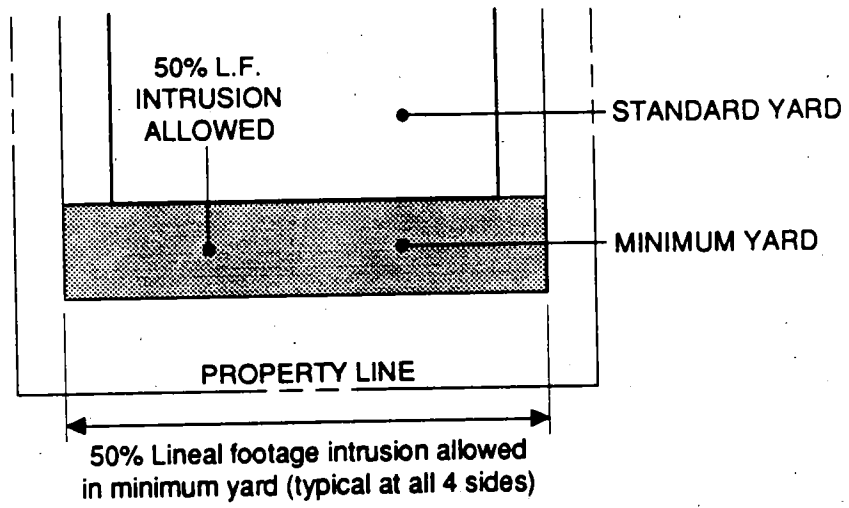
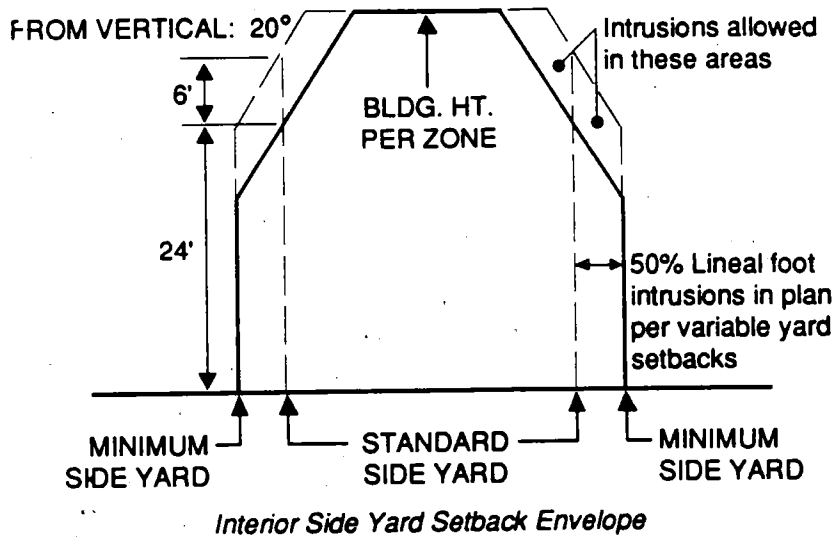


ILLUSTRATION "A" OF SECTION 101.0411



For the side yard only, up to two 12' wide maximum dormers, at least 8 feet apart are permitted intrusions, together with 60% open balustrades. Chimneys and vents are permitted as required by code.

ILLUSTRATION "B" OF SECTION 101.0411

Interior Side Yard Setback Envelope

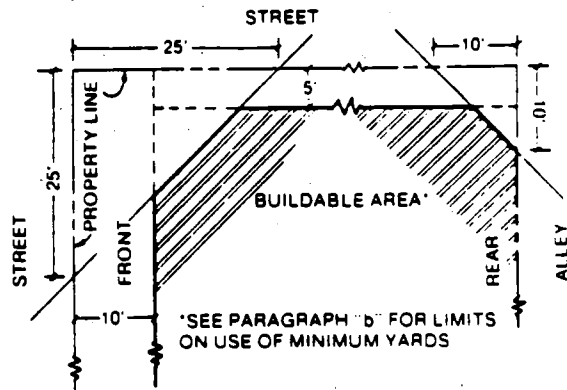


ILLUSTRATION "C" OF SECTION 101.0411

CORNER LOT

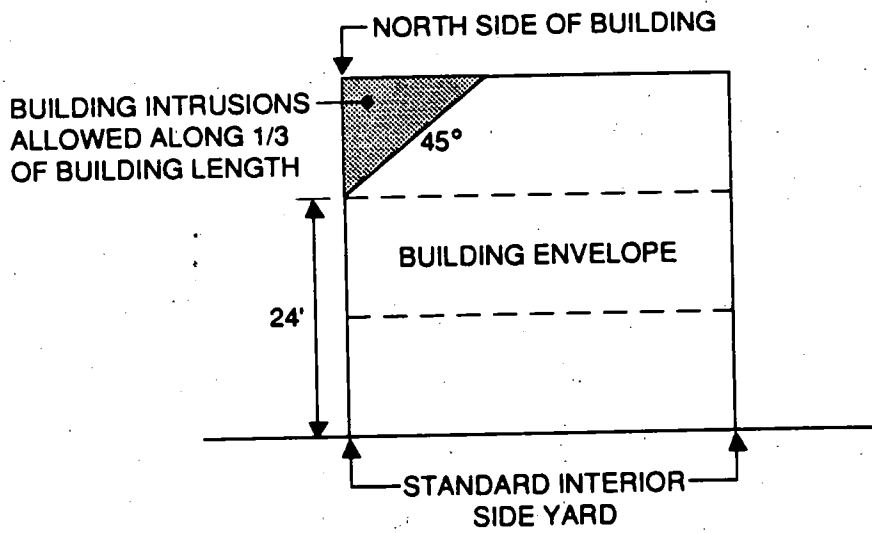
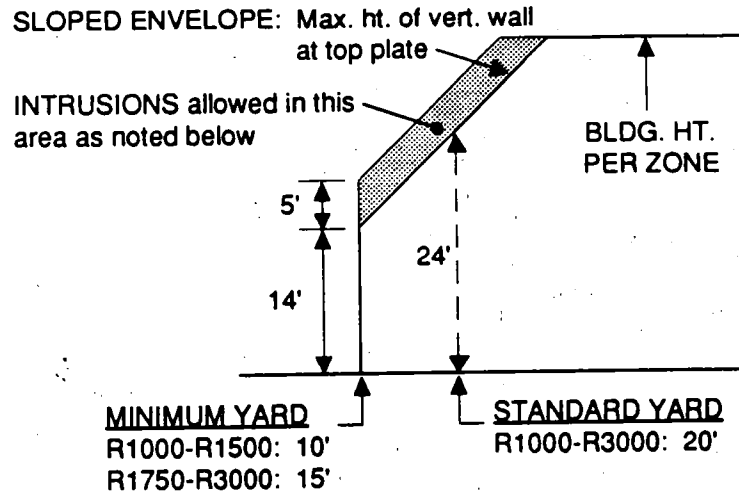


ILLUSTRATION "D" OF SECTION 101.0411
Solar Access Envelope for Interior Side Yard



INTRUSIONS ALLOWED: Sloped roofs, dormers, open (60% minimum) balustrades, gable end vertical walls (chimneys and vents per code)

ILLUSTRATION "E" OF SECTION 101.0411

**Front Yard Building Envelope
 In R-1000 and Less Dense Zones**

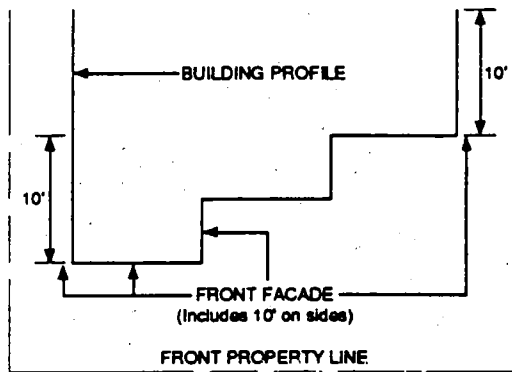


ILLUSTRATION "F" OF SECTION 101.0411

Definition of "Street Facing" for
Entry Door Alternative Only

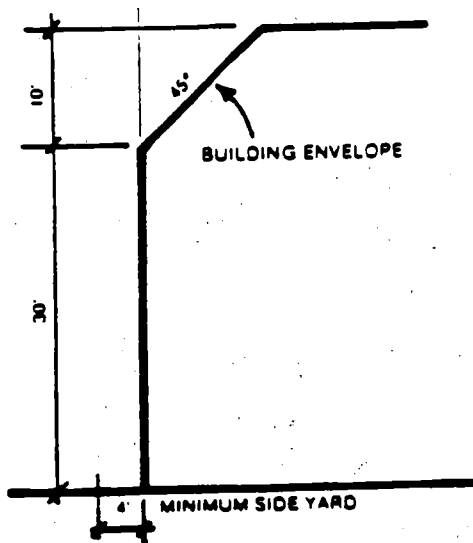


ILLUSTRATION "G" OF SECTION 101.0411

Elevation of Building
Envelope Abutting Side Yard

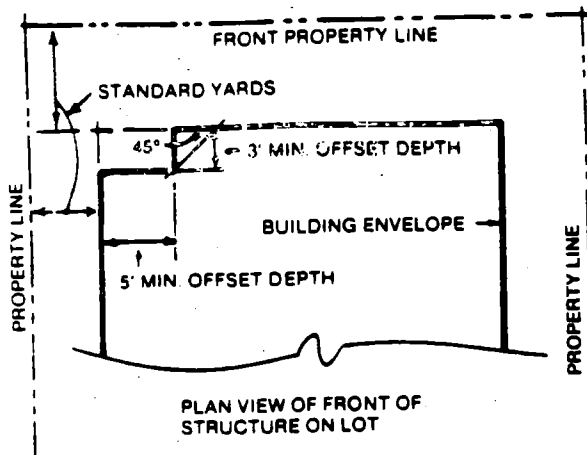


ILLUSTRATION "H" OF SECTION 101.0411

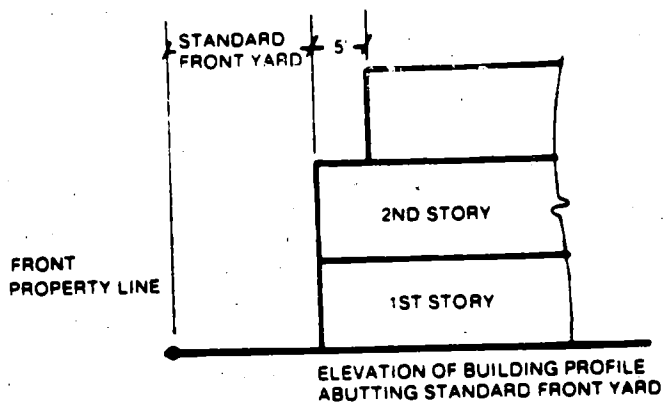
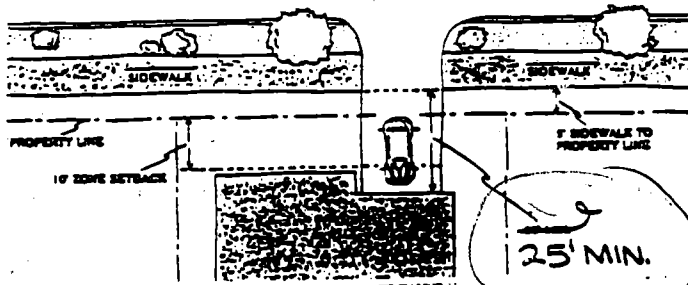


ILLUSTRATION "I" OF SECTION 101.0411



No change
to existing code
Michael Johnson
27 Dec 90

ILLUSTRATION "A" OF SECTION 101.0413

Passed and adopted by the Council of The City of San Diego on **DEC 1 0 1990**
 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"/>
John Hartley	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 *Blonda L. Burns*, 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

DEC 1 0 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.

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

(Seal)

By *Blonda L. Burns*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number **0-17564** Adopted **DEC 1 0 1990**