

(O-83-19)
REV. 7/7/83
REV. 9/7/84

ORDINANCE NUMBER O- 16304 (NEW SERIES)

ADOPTED ON OCT 22 1984

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

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

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

SEC. 101.0900 PLANNED RESIDENTIAL DEVELOPMENTS

A., B., C., D., E., F., G., H., I., J. and K. - No
changes.

L. MINIMUM DEVELOPMENTAL STANDARDS

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

1. Density. The number of dwelling units to
be built on the property shall not exceed that set
forth in either the following table or the adopted
community plan or any other adopted plan, whichever
is less. Private streets may be used in the
calculation of density. Public interior streets
which are determined by the City Engineer to not be
necessary for through circulation, may also be used

in the calculation of density. Major and collector streets may not be used in the calculation of density. A deviation may be granted by the Planning Director pursuant to SEC. 101.0307, Affordable Housing Density Bonus. In the event the proposed Planned Residential Development includes property which is shown as part of an open space system on an adopted community plan or general plan, and is accepted by The City of San Diego as dedicated open space, this property may be included in the calculation of density consistent with underlying zone or community plan, whichever is less. Such property shall be contiguous to an existing open space system and shall be in a natural state and remain undisturbed. If such property is dedicated as open space, it shall remain such in perpetuity.

ZONE	MAXIMUM PERMITTED DWELLING UNITS
A-1-10	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft. except that pursuant to "Rural Cluster" development (See Sec. 101.0900 B.4.), the number of permissible dwelling units shall not exceed one per 435,600 square feet.
A-1-5	<u>Sq. Ft. of Land Area</u> 174,240 sq. ft. except that pursuant to "Rural Cluster" development (See Sec. 101.0900 B.4.), the number of permissible dwelling units shall not exceed one per 217,800 square feet.
A-1-1	<u>Sq. Ft. of Land Area</u> 43,560 sq. ft.

R-1-40	<u>Sq. Ft. of Land Area</u> 40,000 sq. ft.
R-1-20	<u>Sq. Ft. of Land Area</u> 20,000 sq. ft.
R-1-15	<u>Sq. Ft. of Land Area</u> 15,000 sq. ft.
R-1-10	<u>Sq. Ft. of Land Area</u> 10,000 sq. ft.
R-1-8	<u>Sq. Ft. of Land Area</u> 8,000 sq. ft.
R-1-6	<u>Sq. Ft. of Land Area</u> 6,000 sq. ft.
R-1-5	<u>Sq. Ft. of Land Area</u> 5,000 sq. ft.
R-2	<u>Sq. Ft. of Land Area</u> 3,000 sq. ft.
R-2A	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
RV (Coastal Zone)	<u>Sq. Ft. of Land Area</u> 1,500 sq. ft.
R-3	<u>Sq. Ft. of Land Area</u> 1,000 sq. ft.
RV	<u>Sq. Ft. of Land Area</u> 1,000
R-3A	<u>Sq. Ft. of Land Area</u> 600 sq. ft.
R-4	<u>Sq. Ft. of Land Area</u> 400 sq. ft.
R-4C	<u>Sq. Ft. of Land Area</u> 200 sq. ft.

If the property involved is composed of land falling in two or more residential zones, the number of dwelling units permitted in the

development shall be the sum of the dwelling units permitted in each of the residential zones. Within the Planned Residential Development, the permitted number of dwelling units may be distributed without regard to the underlying zoning.

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

<u>ZONE</u>	<u>TOTAL REQUIRED OPEN SPACE PER D.U. (sq. ft.)</u>	<u>REQUIRED USABLE OPEN SPACE PER D.U. (sq. ft.)</u>
A-1-1, A-1-5, A-1-10	28,000	14,000
A-1-10, A-1-5 Rural Cluster	3,000	1,500
R-1-40	28,000	14,000
R-1-20	12,000	6,000
R-1-15	9,000	4,500
R-1-10	6,000	3,000
R-1-8	4,800	2,400
R-1-5	3,600	1,800
R-2	1,800	900
R-2A	900	450
RV (Coastal Zone)	900	450
R-3	500	250
RV	500	250
R-3A	300	150
R-4	200	100
R-4C	100	50

If the property involved is composed of land falling in two or more residential zones, the amount of open space required in the development shall be the sum of the open space required in each of the residential zones. Within the Planned Residential Development, the required open space may be distributed without regard to the underlying zoning. The usable open space as determined from

the above table shall be composed of moderately level land having an overall grade not exceeding ten percent and shall not include land occupied by buildings, structures, streets, driveways or parking areas or any land proposed to be dedicated to the City as open space. The usable open space may, however, be occupied by recreational facilities, excluding buildings, including the following:

Swimming pools, golf courses, tennis, basketball, volleyball and badminton courts, open handball courts, children's play areas and accompanying equipment, baseball diamonds, shuffleboard courts, croquet and lawn bowling facilities, walks and riding trails, picnic and barbecue facilities and any other use which the Planning Director may find to be similar in character to the uses enumerated in this paragraph and consistent with the purpose and intent of SEC. 101.0900. That portion of the required total open space not designated as usable open space may be occupied by any improvement except buildings. Areas not occupied by improvements may be landscaped or left in their natural state. Areas left in a natural state shall be kept free of litter and debris and shall at no time constitute a health, safety or fire hazard.

All or any part of the required open space may be owned in common by the occupants of the development. If open space is to be owned in common, provision acceptable to the City shall be made for its preservation and maintenance.

If an Affordable Housing Density Bonus Agreement or a Density Bonus and Affordable Housing Deviation has been approved, the open space shall be the total of the following:

a. Open space based on the zone in which the property is located times the number of dwelling units permitted in that zone; plus

b. Open space based on the next less restrictive zone times the number of dwelling units in excess of the number permitted in the zones in which the property is located.

When the property is developed under the rural cluster concept, the total required open space and the required usable open space shall be contained in the area of the cluster development rather than the total site which is used for calculating density.

3., 4., 5. and 6. - No Changes.

M., N., O., P., Q., R. and S. - No Changes.

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage.

APPROVED: John W. Witt, City Attorney

By Thomas F. Steinke
Thomas F. Steinke
Deputy City Attorney

TFS:ta:630
7/2/82
REV. 7/7/83
REV. 9/7/84
Or.Dept:Plan.
O-83-19
Form=o.none

OCT 22 1984

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

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bill Cleator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gloria McColl	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Jones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Struiksmas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mike Gotch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dick Murphy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Uvaldo Martinez	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mayor Roger Hedgecock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

AUTHENTICATED BY:

ROGER HEDGECOCK

Mayor of The City of San Diego, California.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Baxter*, Deputy.

I HEREBY CERTIFY that the foregoing ordinance was not finally passed until twelve calendar days had elapsed between the day of its introduction and the day of its final passage, to wit, on

OCT 9 1984

OCT 22 1984

, and on _____

~~I FURTHER CERTIFY that said ordinance was read in full prior to its final passage.~~

I FURTHER CERTIFY that the reading of said ordinance in full was dispensed with by a vote of not less than a majority of the members elected to the Council, and that there was available for the consideration of each member of the Council and the public prior to the day of its passage a written or printed copy of said ordinance.

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California.

(Seal)

By *Barbara Baxter*, Deputy.

Office of the City Clerk, San Diego, California

Ordinance Number 0-16304 Adopted OCT 22 1984

CERTIFICATE OF PUBLICATION

RECEIVED
CITY CLERK'S OFFICE
SAN DIEGO, CALIF.
1984 NOV -8 AM 9:37

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

IN THE MATTER OF

NO.

ORDINANCE NUMBER O-16304

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(NEW SERIES)

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 1, DIVISION 9, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 101.9000, RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS.

This ordinance amends that section of the San Diego Municipal Code relating to Planned Residential Developments' minimum developmental standards by adding two numerical entries for the RV (Coastal Zone) Zone to the tabular regulations on density and open space, respectively.

A complete copy of the Ordinance is available for inspection in the Office of the City Clerk of the City of San Diego, 12th Floor, City Administration Building, 202 "C" Street, San Diego, CA 92101.

Introduced OCT 9 1984

Passed and adopted by the Council of The City of San Diego OCT 22 1984

AUTHENTICATED BY:

ROBERT HEDGECOCK

Mayor of The City of San Diego, California

CHARLES G. ABDELNOUR

City Clerk of The City of San Diego, California

(SEAL)

By BARBARA BAXTER, Deputy

Publish Nov. 5

5991

I, Michael L. Ungashick, am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the San Diego Daily Transcript, a newspaper of general circulation, printed and published daily, except Saturdays and Sundays, in the City of San Diego, County of San Diego, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of San Diego, State of California, under the date of January 23, 1909, Decree No. 14894; and the

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(NEW SERIES)

4 1/2' x 9.76 = 44.00

is a true and correct copy of which the annexed is a printed copy and was published in said newspaper on the following date(s), to wit:

November 5, 1984

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

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

Michael L. Ungashick
(Signature)

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