

ORDINANCE NUMBER O- 18515 (NEW SERIES)

ADOPTED ON MAY 18 1998

AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3, DIVISION 2, OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTIONS 103.0204 AND 103.0205 RELATING TO THE OLD TOWN SAN DIEGO PLANNED DISTRICT ORDINANCE.

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

Section 1. That Chapter X, Article 3, Division 2, of the San Diego Municipal Code be and the same is hereby amended by amending Sections 103.0204 and 103.0205, to read as follows:

Sec. 103.0204 Permitted Uses

- A. [No change.]
- B. SUBAREAS

In the following subareas, 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. through 4. [No change.]
- 5. Hortensia
 - a. Any use permitted in the "Rosecrans" subarea, provided each use establishment does not exceed 4,000 square feet in area.
 - b. [No change.]

6. Rosecrans

a. through g. [No change.]

h. Any retail use permitted in the "Core"

(Section 103.0204(B)(3)(a)), provided the ground floor of any one establishment does not exceed 6,000 square feet.

C. [No change.]

Sec. 103.0205 Property Development Regulations

A. [No change.]

B. FLOOR AREA RATIO (FAR) AND COVERAGE

Subarea	FAR	Coverage
Single Family	60.0	-----
Multi-family, Hortensia		
Jefferson, Core	.60	60%
Rosecrans	1.00	60%

However, in the Rosecrans zone, enclosed parking may be excluded from the calculation of FAR and coverage. Also in the Rosecrans zone, a FAR bonus shall be provided equal to the area of underground parking and any portion of a building which covers underground parking shall be excluded from the coverage calculation. This FAR bonus shall not exceed 1.0.

C. MAXIMUM BUILDING SIZE

Except within the the Rosecrans subarea, no single structure, above preexisting natural grade, shall exceed the following sizes:

One story — 6,000 square feet

Two story — 8,000 square feet

Three story — 10,000 square feet

D. [No change.]

E. MAXIMUM HEIGHT

The maximum height of any building or structure shall be as follows:

Subarea	Height
	(Linear feet)
Single Family, Multiple Family	30
Rosecrans	45(a)
Jefferson, Hortensia	30(a)(b)
Core	24(a)

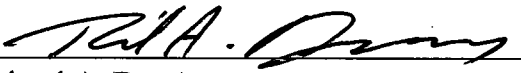
NOTES:

(a) and (b) [No change.]

F. through H. [No change.]

Section 2. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permit for development inconsistent with the provision of this ordinance shall be issued unless application therefor was made prior to the adoption date of this ordinance.

APPROVED: CASEY GWINN, City Attorney

By 
Richard A. Duvernay
Deputy City Attorney

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Or.Dept:Comm.&Eco.Dev.
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