

**ROOMING HOUSE  
ORDINANCE  
(RHO)**

**AMENDMENT**

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~  
NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-\_\_\_\_\_ (NEW SERIES)

DATE OF FINAL PASSAGE \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 113.0103; AND AMENDING CHAPTER 13, ARTICLE 1, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY AMENDING SECTION 131.0112, BOTH RELATING TO THE DEFINITION OF ROOMING HOUSE.

§113.0103 Definitions

*Abutting property through Roof sign* [No change in text.]

*Rooming house* means a *dwelling unit* where three or more rooms, ~~excluding kitchens and bathrooms,~~ are rented individually or separately to multiple tenants under ~~a single rental agreement or lease, or to multiple tenants under separate rental agreements or leases, either written or oral.~~ Housing protected by federal or state law, including housing for persons protected under the Fair Housing Act (42 USC section 3604 (f)) (42 U.S.C. § 3604(f)) and the California Fair Housing Act (~~California Government Code section 12920 et seq.~~) (Cal. Gov't Code § 12920, et seq.), or housing otherwise subject to the City's Separately Regulated Use regulations in Chapter 14, Article 1, shall not constitute a *rooming house*.

*School through Yard* [No change in text.]

§131.0112 Descriptions of Use Categories and Subcategories

(a) The following are descriptions of each use category and subcategory found in the Use Regulations Tables of each base zone. These descriptions shall be used to classify specific uses into use subcategories for the purpose of determining applicable use regulations, in accordance with Section 131.0110. A description of separately regulated uses is located in Section 131.0112(b).

(1) through (2) [No change in text.]

(3) Residential Use Category

This category includes uses that provide living accommodations for one or more persons. The residential subcategories are:

(A) ~~Rooming houses. Dwellings where rooms are rented, individually or separately, resulting in multiple, independent living units where tenants do not share common access or financial responsibility for use of the dwelling unit as a whole. Pursuant to Section 127.0102(d), all previously conforming rooming houses shall be unlawful three years from the effective date of Ordinance O-2008-64. Rooming houses have the same meaning as in San Diego Municipal Code Section 113.0103.~~

(B) through (D) [No change in text.]

(4) through (11) [No change in text.]

(b) [No change in text.]

# \$650 Great rooms only 2 block Walk to SDSU! (SDSU College Area) (map)

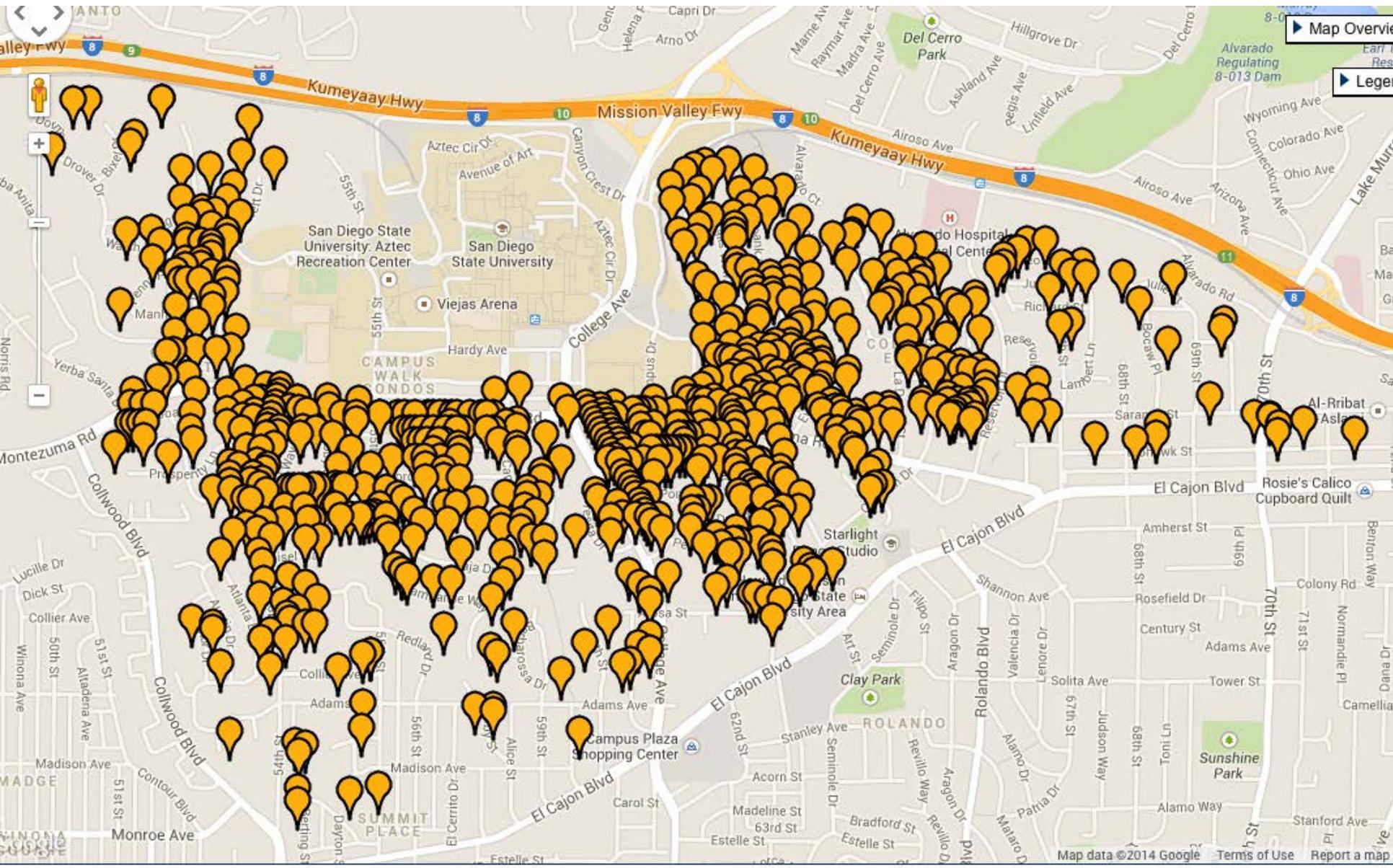
Date: 2011-08-01, 12:33AM PDT

Reply to: [hous-9tgzz-2523702197@craigslist.org](mailto:hous-9tgzz-2523702197@craigslist.org) [[Errors when replying to ads?](#)]

Great rooms only 2 block Walk to SDSU! Two rooms available now. [View photos](#)



# Locations of HTHOs in College Area



# 4 beds in one room



# Bed illegally in room with no exterior exit



# Illegal bedroom in garage



# Indoor furniture outside



# Furniture on the roof





Excessive trash





Parking at  
houses  
originally  
3 bedroom



# Newly built 4 bedroom house



# 9 bedroom remodeled house with apartment style parking lot



**QUESTIONS ?**