Article 2: Overlay Zones

Division 9: Residential Tandem Parking Overlay Zone
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000)

§132.0901 Purpose of the Residential Tandem Parking Overlay Zone

The purpose of the Residential Tandem Parking Overlay Zone is to identify the conditions under which tandem parking may be counted as two parking spaces in the calculation of required parking.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§132.0902 Where the Residential Tandem Parking Overlay Zone Applies

(a) This overlay zone applies to property shown on Map No. C-970 filed in the office of the City Clerk under Document No. OO-20752. These areas are shown generally on Diagram 132-09A.

(b) Table 132-09A shows the sections that contain the supplemental regulations for specific types of *development* proposals in this overlay zone.

Table 132-09A
Residential Tandem Parking Overlay Zone Applicability

Type of *Development* Proposal	Supplemental Development Regulations	Required Permit Type/ Decision Process
Any *development* proposing tandem parking in a *single dwelling unit* or *multiple dwelling unit* zone located within this overlay zone	See Section 132.0905	No permit required by this division

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001)
(Amended 6-7-2004 by O-19288 N.S.; effective 7-7-2004)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

[Editors Note: Amendments as adopted by O-20752 N.S. will not apply within the Coastal Overlay Zone until the California Coastal Commission certifies it as a Local Coastal Program Amendment.
Click the link to view the Strikeout Ordinance highlighting changes to prior language http://docs.sandiego.gov/municode_strikeout_ord/O-20752-SO.pdf]

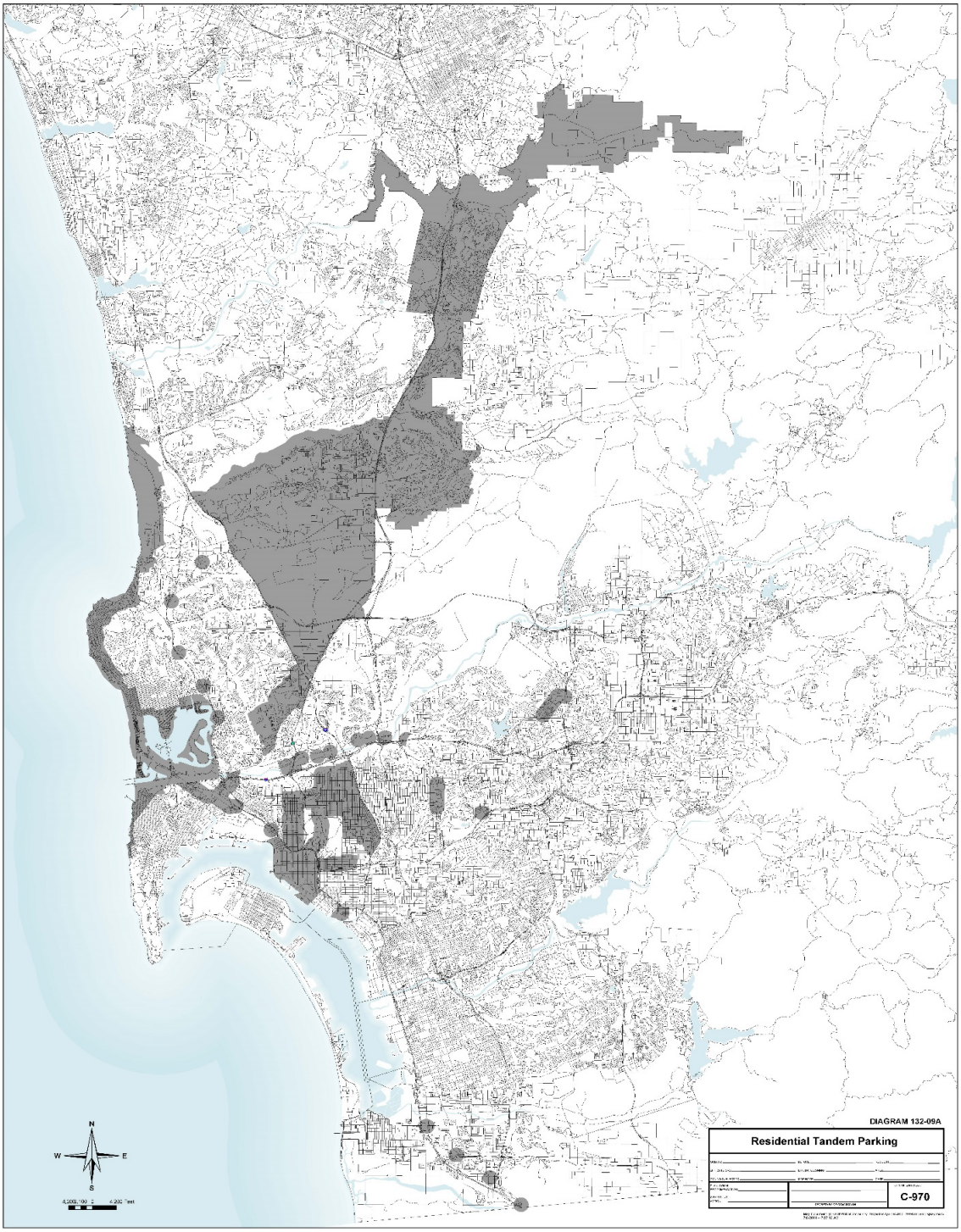

DIAGRAM 132-09A
Residential Tandem Parking
(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

Ch.	*Art.*	*Div.*	
13	**2**	**9**	**2**

§132.0905 Supplemental Development Regulations of the Residential Tandem Parking Overlay Zone

(a) Tandem parking may be counted as two parking spaces toward the off-street parking required by Chapter 14, Article 2, Division 5 (Parking Regulations) only in the following locations and circumstances:

(1) In the Golden Hill Community Plan area, the La Jolla Community Plan area, the Mission Beach Precise Plan area, the Mission Valley Community Plan area, the North Park Community Plan area, the Uptown Community Plan area, the Mira Mesa Community Plan area, the Scripps Miramar Ranch Community Plan area, the Miramar Ranch North Community Plan area, the Sabre Springs Community Plan area, the Carmel Mountain Ranch Community Plan area, the Rancho Bernardo Community Plan area, and the San Pasqual Community Plan area.

(2) In the City Heights neighborhood of the Mid-City Community Plan Area only for *structures* with one or two dwelling units.

(3) If at least 25 percent of the project area is located within the Transit Area Overlay Zone as shown in Diagram 132-10A and the project area is not located in the Pacific Beach Community Plan area, the Southeast San Diego Community Plan area, the Skyline/Paradise Hills Community Plan Area, or the Mid-City Communities Plan area other than the City Heights neighborhood.

(4) Within the beach impact area of the Parking Impact Area Overlay Zone where access is provided to the tandem space from an abutting *alley*.'

(5) If a Neighborhood Development Permit is granted in accordance with Section 126.0402 to count tandem parking as two parking spaces toward the off-street parking requirement in any location not provided for in Section 132.0905(a)(1) through (4).

(b) At least one of the two parking spaces shall be within a completely enclosed *structure*.

(c) Both of the tandem spaces shall be assigned to the same dwelling unit.

(d) The tandem parking spaces shall be assigned, and the use restrictions shall be enforced, by the owner of the *premises* or the owner's assigned representative.

(Amended 1-9-2001 by O-18911 N.S.; effective 5-8-2001)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 12-1-2016 by O-20752 N.S.; effective 12-31-2016.)

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