Article 3: Land Development Procedures

Division 2: Rules for Calculation and Measurement
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0201 Purpose of Rules for Calculation and Measurement

The purpose of this division is to clarify and define the manner in which specific land development terms and development regulations are applied. The intent is to provide the rules for calculating, determining, establishing, and measuring those aspects of the natural and built environment that are regulated by the Land Development Code.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§113.0202 When Rules for Calculation and Measurement Apply

This division applies to development when the applicable regulations include terms or concepts that are shown in Table 113-02A. The Rules for Calculation and Measurement clarify development regulations and land development terms by expanding on the regulations and providing detailed explanations of pertinent aspects of the regulation. These rules govern the way in which the development regulations are implemented. The land development terms and the sections for the corresponding rules are provided in Table 113-02A. The Rules for Calculation and Measurement of one regulation or term may be used in conjunction with another.

Table 113-02A
Rules for Calculation and Measurement

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(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
§113.0210 Determining Attic

An attic is the area under a sloped roof that has a pitch of at least 3:12 (3 vertical feet to 12 horizontal feet) with a height of at least 5 feet and no more than 7 feet, 6 inches, measured from the highest finish-floor elevation to the finish roof above. The floor area of an attic shall not exceed one-half of the floor area of the nearest full story below. This is illustrated in Diagram 113-02A.

Diagram 113-02A

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

§113.0213 Determining Building Envelope

The building envelope is the three-dimensional space determined by identifying the maximum permitted structure height and the setbacks for a premises. The outline of the building envelope extends upward from the setback lines in an imaginary plane, to the maximum permitted structure height, thereby defining the three-dimensional space. This is illustrated in Diagram 113-02B.

Diagram 113-02B

Building Envelope

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
§113.0216 Determining Building Facade

The building facade is made up of the outer surfaces of all walls, or portions of walls, that are visible when projected perpendicularly to a single plane that is most parallel to the closest abutting public right-of-way, as shown in Diagram 113-02C.

Diagram 113-02C
Building Facade
The *building facade* is determined as follows:

(a) For a corner *lot*, the *building facade* is determined separately for each *street frontage*.

(b) For a *premises* abutting a curved *public right-of-way*, the plane used for determining the *building facade* is an imaginary line connecting the intersections of the two side *property lines* with the *public right-of-way*, as shown in Diagram 113-02D.

**Diagram 113-02D**

**Building Facade with Curved Street Frontage**

(c) The length of the *building facade* is the distance between the outer limits of the *building facade* measured along the single plane used to determine the *building facade*.

(d) The area of the *building facade* is determined by multiplying the height of the walls by the length of the *building facade*. The area of the *building facade* includes the area of all doors and windows and also includes the area of the roof, in elevation, as viewed from the single plane used to determine the *building facade*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*
§113.0219  Determining Coastal Bluff Edge

Coastal bluff edge is determined as follows:

(a) The coastal bluff edge is the uppermost termination of the coastal bluff face and the seaward-most termination of the top of the bluff on a premise.

(b) When the top edge of the coastal bluff face is rounded toward the top of bluff as a result of erosion process related to the presence of the bluff face, the coastal bluff edge is that point nearest the bluff face beyond which the downward gradient of the land surface begins to increase more or less continuously until it reaches the general gradient of the coastal bluff face.

(c) The coastal bluff edge is a continuous line across the length of the bluff on the premises from which all coastal bluff edge setbacks shall be measured.

(d) The top of bluff is flat or contains a generally consistent gradient that is significantly less than that of the coastal bluff face.

(e) In the case where there is a step-like feature at the top of the coastal bluff, the landward edge of the topmost riser-like landform on the premises is the coastal bluff edge for that premises.

(f) The precise location of the coastal bluff edge shall be as determined by the City Manager in accordance with the regulations in Section 113.0219(a) through (e) and the Coastal Bluffs and Beaches Guidelines.

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

§113.0222  Calculating Maximum Permitted Density

(a) Multiple Dwelling Unit Development

For multiple dwelling unit development, the maximum number of units that may be permitted on any premises is determined by dividing the lot area of the premises by the number of square feet required for each dwelling unit (maximum permitted density), as prescribed by the applicable base zone.

(1) If the quotient resulting from this calculation exceeds a whole number by 0.50 or more, the number of dwelling units shall be increased to the next whole number.

(2) The maximum number of dwelling units permitted on any premises that is located in more than one zone shall be the sum of the number of units permitted in each of the zones based on the area of the premises in each zone. The dwelling units may be located on the premises without regard to the zone boundaries.

(3) In determining the maximum permitted density, the rounding provisions of Section 113.0222(a)(1) may be used only once.
Example of calculation of density for multiple dwelling unit development:

Lot Area:  1.5 acres x 43,560 (sq. ft./ac.) = 65,340 sq. ft.


Units Permitted = 65,340 ÷ 2,000 = 32.67 dwelling units

Since the quotient exceeds a whole number by more than 0.50, the maximum number of permitted dwelling units shall be rounded up to 33 dwelling units.

(b) Single Dwelling Unit Development

For single dwelling unit development, no more than one dwelling unit is permitted on a lot. The maximum number of permitted lots that can be created by subdivision is determined by dividing the total lot area of the site by the minimum lot area prescribed by the applicable base zone. The quotient from this calculation is rounded down to the next whole number.

Example of calculation of density for single dwelling unit development:

Lot Area:  15 acres x 43,560 (sq. ft./ac.) = 653,400 sq. ft.

Minimum Lot Area Prescribed by Zone:  5,000 sq. ft.

Lots Permitted = 653,400 ÷ 5,000 = 130.68 lots

Round down to whole number for a total of 130 lots. A maximum of 130 dwelling units is permitted.

(c) For purposes of calculating density for a development proposing a density bonus pursuant to Chapter 14, Article 3, Division 7, where the maximum density of the base zone and the land use plan are inconsistent, the maximum density allowed under the land use plan shall prevail. Calculations resulting in any fractional number shall be increased to the next whole number.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Retitled to “Calculating Maximum Permitted Density” and amended 7-28-2015 by O-20518 N.S.; effective 8-27-2015.)
§113.0225 Measuring Distance Between Uses

When there is a separation requirement between uses, the distance of the separation shall be measured as follows, except as specified by state law. See Diagram 113-02E.

Diagram 113-02E

Distance Between Uses

(a) The distance shall be measured between property lines, buildings, or use locations, as required by the regulations for the particular use.

(b) Except as provided in Section 113.0225(c), the distance between uses shall be measured horizontally in a straight line between the two closest points of the property lines, buildings, or use locations. The distance shall be measured horizontally without regard to topography or structures that would interfere with a straight-line measurement.
(c) When measuring distance for separation requirements for marijuana outlets or marijuana production facilities, the measurement of distance between the uses shall take into account natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses. In such cases, the separation distance shall be measured as the most direct route around the barrier in a manner that establishes direct access.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
(Amended 2-22-2017 by O-20793 N.S.; effective 4-12-2017.)
(Amended 10-17-2017 by O-20859 N.S.; effective 11-16-2017.)

§113.0228 Determining Existing Grade

(a) Existing grade is the ground elevation of the surface of a premises that has never been graded or, for a premises that has been graded, the ground elevation that existed on March 4, 1972. This is illustrated in Diagram 113-02F.
Diagram 113-02F
Existing Grade

(2-2019)

(b) If grading was approved and conducted as part of an approved tentative map, existing grade is the ground elevation of the premises following completion of the approved grading operation.

(c) When existing grade on a previously graded premises is not readily apparent, the City Manager may use the grade adjacent to the previously graded area or the grade on adjacent properties to establish the existing grade for the previously graded area. Existing grade at the disturbed area shall be an imaginary plane that connects elevations of existing grade through the previously graded area, as shown in Diagram 113-02G.
§113.0234 Calculating Gross Floor Area

Gross floor area is calculated in relationship to the structure and grade adjacent to the exterior walls of a building. The elements included in the gross floor area calculation differ according to the type of development proposed and are listed in Section 113.0234(a)-(c). Gross floor area does not include the elements listed in Section 113.0234(d). The total gross floor area for a premises is regulated by the floor area ratio development standard.

(a) Elements Included in Gross Floor Area for Development in All Zones

(1) Gross floor area includes all existing and proposed floors within the horizontal area delineated by the exterior surface of the surrounding exterior walls of the building.

(2) Gross floor area for basements is calculated as follows:

(A) For lots that slope less than 5 percent along each edge of the building footprint, gross floor area includes the area of all portions of a basement where the vertical distance between existing grade or proposed grade, whichever is lower, and the finish-floor elevation above exceeds 3 feet, 6 inches as shown in Diagram 113-02I.
Diagram 113-02I

Basements with Less than 5 Percent Slope

For lots that slope 5 percent or more along any edge of the building footprint, gross floor area includes the area of all portions of a basement where the vertical distance between existing grade or proposed grade, whichever is lower, and the finish-floor elevation above exceeds 5 feet, as shown in Diagram 113-02J.

Diagram 113-02J

Basements with 5 Percent or More Slope
(3) *Gross floor area* for underground parking *structures* includes the following, except where the parking *structure* design meets the exemptions identified in Section 113.0234(d)(3):

(A) All portions of the *structure* where the vertical distance between the existing or proposed *grade*, whichever is lower, and the finished *floor* elevation above, exceeds 5 feet.

(B) The vertical measurement between adjacent *grade* and the finished *floor* above shall not include subterranean vehicular access openings (up to a maximum of 25 foot width). Instead, the vertical distance measurement shall be measured from the imaginary plane perpendicular to the driveway access that connects the adjacent *grades* to the finished *floor* above.

**Diagram 113-02K**

**Underground Parking Structures**

(4) *Gross floor area* includes enclosed exterior stairwells and enclosed exterior elevator shafts.
(5) *Gross floor area* includes interior shafts such as elevator shafts, ventilation shafts, and other similar vertical shafts, interior stairwells, ramps, and mechanical equipment rooms. *Gross floor area* includes the area of the horizontal projection into the interior shaft of each floor in plan view that is served by the elevator, shaft, stairwell, or ramp, as shown in Diagram 113-02L.

**Diagram 113-02L**  
**Interior Stairwells and Vertical Shafts**

(6) *Gross floor area* includes on- or above-grade parking structures, garages, and carports that are constructed and maintained with less than two elevations of the element that are at least 75 percent completely open, as shown in Diagram 113-02M, except where the parking structure design meets the exemptions identified in Section 113.0234(d)(3).

**Diagram 113-02M**  
**Garages/Carports**

(7) *Gross floor area* includes penthouses, except in the following instances:
(A) When height of the enclosure above the highest roofline of the building or structure upon which the enclosure is located is no more than 13 feet for an elevator shaft or 9 feet for a stairwell; and

(B) When total plan area of the enclosure or enclosures is not more than 10 percent of the area of the roof plan of the building.

(b) Additional Elements Included in Gross Floor Area in Residential Zones and for Residential Development in Other Zones. (Section 113.0234(b) does not apply to commercial development.)

(1) Gross floor area includes roofed porches, entrances, exterior balconies, and patios when they project from the primary structure and are constructed and maintained with at least two elevations of the element that are less than 40 percent permanently open, as shown in Diagram 113-02N.

Diagram 113-02N

Projecting Porches and Balconies

2 elevations at least 40% open
(not included in GFA)

3 elevations at least 40% open
(not included in GFA)

2 elevations more than 40% open
(not included in GFA)

3 elevations more than 40% open
(not included in GFA)

1 elevation open with building area on only 1 side
(included in GFA)
(2) *Gross floor area* includes roofed porches, entrances, exterior balconies, and patios when the element is recessed or partially recessed in the *structure* and surrounded or partially surrounded on three sides by the enclosed building. *Gross floor area* does not include 100 square feet of the recessed portion of the element when the fourth elevation of the element is at least 40 percent permanently open. This is illustrated in Diagram 113-02O.

**Diagram 113-02O**

*Recessed Porches and Balconies*

(3) *Gross floor area* includes any *at-grade* space that is built with enclosed space above, when there is at least 7-foot 6-inches between grade and the finish-*floor* elevation above, and the enclosed space above projects at least 4 feet from the face of the *structure* and exceeds a height of 5 feet measured from the top of the wall or post supporting the space to the top of the roof above; as shown in Diagram 113-02P. Where the gradient along any edge of the at-*grade* space is greater than 25 percent, the unenclosed at-*grade* space shall not be counted as *gross floor area*. 
Diagram 113-02P

At-Grade Space with Enclosed Space Above

(4) *Gross floor area* includes any projected *floor* area and other phantom *floors* within the building’s exterior walls where specified dimensions are met. Phantom *floors* are located within the space above or below actual *floors* within a building, and are measured separately above each actual *floor* or below the lowest actual *floor* for under *floor* area, described as follows:

(A) Phantom *Floors*. When the vertical distance between the finish-floor elevation and the finish-floor or flat roof immediately above does not exceed 15 feet, the area of one *floor* (the actual *floor*) is included in gross *floor area*, as shown in Diagram 113-02Q.
Diagram 113-02Q

One Floor Below Actual Floor and Flat Roof

When the vertical distance between the finish-floor elevation and the finish-floor or roof elevation immediately above exceeds 15 feet, gross floor area includes the area of the actual floor plus the area of a phantom floor at 15 feet of height increments, or portion thereof, of height above the 15-foot height, as shown in Diagram 113-02R.

Diagram 113-02R

Multiple Floors below Actual Floor and Flat Roof

Gross floor area excludes those portions of actual floors and phantom floors where there is less than 5 feet of vertical distance between the actual or phantom floor and the elevation of the roof immediately above.
(B) Attic Space. *Gross floor area* includes the attic space as shown in Diagram 113-02T, where there are at least 5 feet of vertical distance between the attic floor and the roof elevation immediately above. The location of any ceilings immediately below the roof does not affect the measurement of phantom floors above the highest finish-floor elevation.
(C) Underfloor Area. *Gross floor area* includes additional phantom *floors* within the enclosed space below the lowest *finish-floor* elevation. In this case, the area of a phantom *floor* is included in *gross floor area* at each 15-foot increment, or portion thereof, of height between the lowest *finish-floor* elevation and *grade*, measured vertically from the lowest *finish-floor* elevation, as shown in Diagram 113-02U. *Gross floor area* excludes any area where there is less than 5 feet of height between *grade* and the *finish-floor* or phantom *floor* elevation immediately above.
(D) Interior Balconies, Mezzanines, and Lofts. Gross floor area includes the area within a building adjacent to all interior balconies, mezzanines, and lofts, pursuant to the regulations for phantom floors in Section 113.0234(b)(4)(A) as if such elements did not exist adjacent to the space, as shown in Diagram 113-02V. The location of an adjacent interior balcony, mezzanine, or loft does not affect the location of phantom floors above the finish-floor elevation of the adjacent space.

Diagram 113-02V

Mezzanines

(E) Atriums. Gross floor area includes the area of the horizontal projection into the atrium from each adjacent floor in plan view. If no adjacent floors exist, the regulations for phantom floors in Section 113.0234(b)(4)(A) apply to the space within the atrium. This is illustrated in Diagram 113-02W.
(5) **Roof Decks.** *Gross floor area* includes *roof decks* when any portion of the deck’s parapet, guardrail, wall, or *fence* (open or solid) enclosing the area exceeds an average of 42 inches in height, or exceeds 54 inches in height at any point.

(c) **Additional Elements Included in Gross Floor Area in Commercial and Industrial Zones (for other than residential development)**

(1) *Gross floor area* includes *atriums*, provided, however, that only proposed or existing actual *floors* are included.

(2) *Gross floor area* includes porches when completely enclosed on all sides.

(d) **Elements Not Included in Gross Floor Area**

(1) *Interior Courts*, as defined in Section 113.0103; and

(2) Interior modifications, including additions of actual *floor* areas that do not affect the outer limits of the existing *structural envelope*. 
(3) Parking Structures

(A) The intent of this section is to facilitate the development of parking facilities for multiple dwelling unit and commercial development. This exclusion from gross floor area does not apply to garages or carports that serve single dwelling unit or duplex development.

(B) In order to exclude a parking structure from the calculation of gross floor area, a combination of at least two of the following shall be incorporated into project design as follows:

(i) The parking structure includes at least one subterranean floor where the vertical distance between adjacent grade and the finished floor elevation above is 5 feet or less. Elevations that provide vehicular access to a subterranean parking level may still meet this provision where the vertical distance is 5 feet or less as measured in accordance with Section 113.0234(a)(3)(B);

(ii) The parking structure is part of a wrapped design to screen parked vehicles within the structure from the adjacent public right-of-way;

(iii) The parking structure is screened from the adjacent public right-of-way on at least two elevations; or

(iv) The parking structure is at least 40 percent open on at least two elevations.

(4) Bay windows that meet all of the following criteria:

(A) The bay window height is 5 feet or less.

(B) The interior space created by the bay window does not project outward more than 4 feet.

(C) At least a 3 foot clear space is provided between the bottom of the bay window projection and the grade below.
(D) The bay window projection does not require structural support.

(E) The total length of the bay window shall not exceed 15 linear feet.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 5-5-2015 by O-20481 N.S.; effective 6-4-2015.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
(Amended 3-22-2018 by O-20917 N.S.; effective 4-21-2018.)

§113.0237 Determining a Lot

(a) A lot is legal for purposes of development if it meets any one of the following criteria:

(1) The lot is an individual parcel designated with a number or letter on a final map or parcel map recorded with the County Recorder, a record of survey map approved by resolution of the City Council and recorded with the County Recorder after December 5, 1954, or a division plat approved by and filed with the Development Services Department; or

(2) The lot has been officially determined as a suitable building site or approved for development under the Land Development Code; or

(3) The lot was created before March 4, 1972 as a result of a boundary adjustment between two adjoining lot owners wherein the land was taken from one parcel and added to the adjoining parcel and no new lots were thereby created; or

(4) The lot was created before March 4, 1972, held as a separate parcel by a subsequent purchaser, and has at least 15 feet of street frontage or other legal access to a dedicated street as approved by the City Engineer; or
(5) The lot was held as a separate legal parcel upon annexation to the City of San Diego; or

(6) The lot consists of two or more parcels held by the same record owner that otherwise meet the requirements of Section 113.0237(a)(1), that are tied together through a recorded Lot Tie Agreement between the record owner and the City in accordance with Section 129.0120.

(b) Any lot or parcel that does not comply with the minimum lot area or required lot dimensions may nevertheless be used in compliance with the applicable zone if the lot is a legal lot as determined by Section 113.0237(a).

(c) A Certificate of Compliance may be requested in accordance with Section 125.0210 to certify that a lot is legal for development.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)

§113.0240 Calculating Lot Coverage

Lot coverage is calculated by dividing the square footage of the structure’s footprint, measured from the outer surface of the exterior walls or support structure by the square footage of the lot. Lot coverage is expressed as a percentage (for example, 60 percent). This is illustrated in Diagram 113-02X.

Diagram 113-02X

The following structures are not included in calculating lot coverage:
(a) Exterior balconies, entrances, canopies, rigid awnings, stoops, openly supported terraces, openly supported exterior stairways, and sun baffles or shades when these structures do not project more than 6 feet from the supporting structure and are constructed and maintained with 40 percent or more of the vertical surface permanently open;

(b) Roofed areas enclosed by three or fewer exterior walls of a building that provide shelter to exterior balconies, entrances, stoops, terraces, and stairways;

(c) Architectural projections;

(d) Those portions of underground parking structures, first stories, and basements lying 3 feet or less above grade; and

(e) Those portions of solar energy systems lying outside of the exterior surfaces of walls.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

§113.0243 Measuring Lot Depth and Lot Width

(a) Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line.

(b) Lot width is measured along an imaginary straight line drawn at right angles to the lot depth line, between the side lot lines at the point midway between the front and rear property lines. Diagram 113-02Y illustrates how to measure lot depth and width.
(c) **Lot Width for Residential Lots**

1. For irregularly shaped lots, such as pie shaped lots, the lot width is determined by calculating the average lot width for the first 50 feet of lot depth.

2. For consolidated lots, the lot width is equivalent to the total width of the premises after the consolidation.

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

*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*

### §113.0246 Determining Property Lines

The *property lines* define the perimeter of a *lot* or *premises* and separate one *lot* or *premises* from any other *lot* or *premises* or from the *public right-of-way*. These rules for determining *property lines* are for purposes of applying and interpreting development regulations only and are not intended to affect ownership rights or responsibilities. These rules apply regardless of ownership of property extending into the *public right-of-way*.

(a) **Front Property Line.** The front *property line* separates a *lot* from the *public right-of-way* or private street. On corner *lots*, the front *property line* lies along the narrowest *street frontage*, as shown in Diagram 113-02Z.
Diagram 113-02Z

Front Property Line for Corner Lots

(b) Front Property Line for Double-Fronted Lots. When a lot extends from one street to another street, the front property line lies along both frontages, as shown in Diagram 113-02AA, unless the right of vehicular access has been waived to one of the streets as required by a governmental agency. In this case, the line separating the lot from the street where access is waived becomes the rear property line.
(c) Rear Property Line. The rear property line is the property line opposite and most distant from the front property line, as shown in Diagram 113-02Z. For a triangular lot, the rear property line is a line 10 feet in length within the lot that connects the two side property lines and is parallel to the front property line, or parallel to the chord of a curved front property line, and at the maximum distance from it, as shown in Diagram 113-02BB.

Diagram 113-02BB
Rear Property Line on Triangular Lot

(d) Side and Street Side Property Lines. The side property lines connect the front property lines to the rear property lines at the corners of the lot. The side property line that abuts the public right-of-way is the street side property line.

(e) Property Lines that Abut an Alley. A property line that abuts an alley shall be determined in accordance with Section 113.0246 (a) through (d). However, the property line that abuts an alley shall not be considered a street property line for the purpose of determining setbacks or street yards as indicated below:

1. Alley adjacent to front property line. A setback equivalent to a rear yard shall be applied when a lot abuts an alley as a front property line.

2. Alley adjacent to side property line. A setback equivalent to an interior side yard shall be applied when a lot abuts an alley as a street side property line.
(3) *Alley* adjacent to rear *property line*. A *setback* equivalent to a rear yard shall be applied when a *lot* abuts an *alley* as a rear *property line*.

**Diagram 113-02CC**

**Alley Setbacks**

(f) Resubdivided Corner *Lots* in Residential Zones.

In residential zones, *property lines* for resubdivided corner *lots* shall be determined in accordance with Section 113.0246 (a) through (d); however, the *setbacks* along the front *property line* and *street side property line* shall observe the *setback* requirements placed on the original *lot* configuration, as shown in Diagram 113-02DD.
Diagram 113-02DD

Setbacks for Resubdivided Corner Lots

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
§113.0249 Determining Setback Line

(a) The *setback line* is a line that runs parallel to the nearest *property line* at a distance inward from the *property line* equal to the *setback*. The area between the *setback line* and the parallel *property line* is the required *yard*. A continuous line connecting all *setback lines* defines the boundaries of the *building envelope* at ground level. See also Sections 113.0246 (Determining Property Lines) and 113.0252 (Measuring Setbacks).

(b) *Setbacks* established by the Land Development Code may be modified by ordinance, approved final *subdivision*, record of survey, or division plat. In these situations the *setback line* will be as described in the pertinent document.

(c) Where it can be demonstrated that *setback* lines shown on a final *map*, survey or other planning document were plotted solely for information purposes to illustrate the *setback* dimensions that were in effect at the time the document was approved, the *setback* required by the underlying base zone in the Land Development Code shall apply.

(d) When a side *setback* is allowed to observe the minimum dimensions as described in Section 131.0431, all additions to the primary *structure* thereafter shall maintain that established side *setback*.

*(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)*
*(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)*
*(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)*
*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*

§113.0252 Measuring Setbacks

(a) The distance of the *setback* is measured inward from and perpendicular to the nearest *property line*, as follows, except as otherwise indicated in Section 113.0246(e) and (f):

1. The front *setback* is measured perpendicular to the front *property line*;
2. The side *setback* is measured perpendicular to the side *property line*;
3. The *street* side *setback* is measured perpendicular to the *street* side *property line*; and
4. The rear *setback* is measured perpendicular to the rear *property line*. 
(b) Those portions of underground parking structures, first stories, and basements that are above grade are subject to setback requirements. Structures located completely underground are exempt from the setback requirements except where the structure would conflict with the required landscape and irrigation, or as otherwise regulated by Section 113.0461.

(c) For the purpose of determining whether new development complies with the setback, the measurement shall be taken from the property line inward to the outer edge of the building frame. Where a zero setback is provided, the edge of finished material shall not extend beyond the property line.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

§113.0255 Calculating Sign Copy Area

(a) For wall signs, the copy area of a sign is the area of the smallest geometric figure that can enclose the actual sign copy. See Diagram 113.02EE.

(b) For internally illuminated signs, the entire illuminated face is considered the copy area.
(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)

§113.0258 Calculating Sign Face

The sign face, as shown in Diagram 113-02EE, is calculated by multiplying the length of the sign by the width of the sign.

(a) The sign face of any two-faced sign with parallel faces, or V-type sign with an interior angle of 45 degrees or less, is the area of the single face, unless otherwise provided in the Land Development Code.

(b) The sign face for all other multiple-faced signs is the total area of all faces or panels.

(c) The sign face of painted signs, individual letter signs, and internally illuminated signs is calculated on the basis of the smallest rectangle, circle, or spherical figure that will enclose the entire copy area of the sign.
(d) The *sign face* does not include incidental striping and lighting elements used to highlight architectural features of the building such as parapets, facade breaks, window lines, entries, or demarcation of surface texture break. Striping and lighting elements may not connect to or through the actual copy area of the *sign* or constitute an enclosing frame or a highlighting of the *sign copy*. A minimum separation of 12 inches, or 6 inches for each 12 inches of *sign copy* height, shall be maintained between any element of the *sign copy* and the striping and lighting element.

**Diagram 113-02EE**

Sign Face and Sign Copy Area

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
§113.0261 Determining a Story

A story is that portion of a building between finish-floor elevations, between finish-floor and roof elevations, and between grade and finish-floor elevations.

(a) First Story

The first story is the lowest story or ground story of any building, the floor of which is not more than 2 feet, 6 inches above existing grade or proposed grade, whichever is lower, measured to the finish-floor elevation.

(b) Attic

An attic is a story if it meets one of the following criteria:

1. It has a mansard or similar roof;
2. It has a height that exceeds 7 feet, 6 inches from the finish-floor elevation to the peak of the roof immediately above;
3. It has dormers projecting from a sloping roof where the attic can be used as a habitable area, unless the dormer is designed exclusively for ventilation and is not accessible from a habitable area; or
4. The proposed floor area of the attic exceeds one-half of the floor area of the story immediately below.

(c) Penthouse

A penthouse is a story if it meets one of the following criteria:

1. Its height above the roof line is more than 13 feet for an elevator shaft or more than 9 feet for a stairwell; or
2. Its total plan area is more than 10 percent of the roof plan area of the building.

(d) Underground Parking Structures and Basements

Underground parking structures and basements are stories if there is a vertical distance, at any point, of 6 feet or more between existing grade or proposed grade, whichever is lower, and the finish-floor elevation immediately above. See Diagram 113-02FF.
Diagram 113-02FF

Underground Parking Structures and Basements

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
§113.0264 Determining Street Wall

(a) The *street wall* is made up of the outer surfaces of all walls in all planes along that portion of the building that is between the limits of the *building facade*. The *street wall* follows all indentations along the *building facade*, as shown in Diagram 113-02GG.

Diagram 113-02GG

Street Wall

[Diagram showing the street wall and limits of building facade]
(b) The *street wall* is determined in accordance with the following.

1. On a corner *lot*, each *street frontage* has a separate *street wall*.
2. The length of the *street wall* is the sum of the lengths of all walls along that portion of the building that is between the limits of the *building facade*, as shown in Diagram 113-02HH.

**Diagram 113-02HH**

**Length of Street Wall**

(c) The area of the *street wall* is determined by multiplying the height of all the walls by the length of the *street wall*. The area of the *street wall* includes the area of all doors and windows but does not include the area of the roof.

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

*(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)*
§113.0267 Determining Street Wall Line

The street wall line is used to delineate the street yard. The street wall line includes the street wall plus a line extending outward from the limits of the street wall, as shown in Diagram 113-02II. The extension lines shall be parallel to the street or single plane used to determined the building facade. Porches more than 3 feet above grade and site walls that are integral in material, design, and placement with the building and which maintain a minimum height of 4 feet may be included in determining the street wall line. For a corner lot, the street wall line includes the street walls for both frontages.

Diagram 113-02II

Street Wall Line

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 3-1-06 by O-19468 N.S.; effective 4-1-2006.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
§113.0270  Measuring Structure Height

(a)  Structure Height of Buildings and Structures (Excluding Fences, Retaining Walls, or Signs)

(1)  The maximum permitted structure height is specified in the applicable zone and defines the upper limits of the building envelope for a premises. It is measured vertically from the existing grade or proposed grade, whichever is lower, to form an imaginary plane that is parallel to grade, below which all buildings and structures must be located, except as otherwise described in 113.0270(a)(4). This is illustrated in Diagram 113-02JJ.

Diagram 113-02JJ

Maximum Permitted Structure Height
(2) A two part calculation is required to measure *structure height* including:

(A) Plumb line measurement. The *structure height* is measured from all points on top of a *structure to existing grade* or *proposed grade*, whichever is lower, directly below each point, except as described in Section 113.0270(a)(4). This measurement is taken vertically through the *structure* at each point where *structure height* is being measured, as shown in Diagram 113-2KK.

**Diagram 113-02KK**

Measurement of Structure Height
(B) Overall Height Measurement. The overall structure height is measured from the lowest point of existing grade or proposed grade within 5 feet of the structure’s perimeter (building wall, balcony, bay window, or similar architectural projection) or at the property line, whichever is closer, to the highest point of the structure, projected horizontally to directly above this lowest point of grade. The overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure’s footprint or 10 feet, whichever is less. The structure height shall not exceed the maximum allowed by the applicable zone at any one point. This is illustrated in Diagram 113-02LL.

**Diagram 113-02LL**

**Overall Structure Height**
(3) *Structure height* is measured separately for each *structure* that is separated from another *structure* on the *premises* by 6 feet or more. Separation between *structures* shall be measured in plan view to account for the *structural envelope* of each *structure*.

(4) Special Circumstances

(A) Extreme Topographic Variation. Where there is an extreme natural topographic variation on a *premises* that covers 10 percent or less of the proposed *structure*’s footprint, as shown in Diagram 113-02MM, overall *structure height* is measured from an imaginary plane made by connecting the perimeter points of the topographic variation, so that the imaginary plane above and parallel to *grade* will not reflect the extreme natural topographic variation.

**Diagram 113-02MM**

**Structure Height at Basement**

![Diagram showing structure height at basement](image-url)
(B) Measuring *Structure Height* for Subterranean Areas

(i) Interior Subterranean Areas. Where a basement, underground parking structure, interior court, or other similar interior subterranean area is proposed, the plumb line measurement to the lower of *existing grade* or *proposed grade* shall be measured to an imaginary plane through the building that connects the adjacent grade elevations on both sides of the structure as shown in Diagram 113-02NN.

**Diagram 113-02NN**

*Imaginary Plan and Plumb Line*
(ii) Exterior Subterranean Areas. The overall *structure height* measurement shall not include subterranean vehicular access, exterior subterranean pedestrian access or ventilation to a *basement*. Overall *structure height* shall instead be measured from an imaginary plane connecting to the lowest *adjacent grade* immediately above the exterior subterranean space, as shown in Diagram 113-02OO.

**Diagram 113-02OO**

**Access and Ventilation to Basement**
(C) When a pool is located within 5 feet of the structure, the overall structure height shall not include the pool. This is illustrated in Diagram 113-02PP.

Diagram 113-02PP

Overall Structure Height With Pool

(D) Structure Height of Buildings subject to Coastal Height Limit in accordance with Section 132.0505

(i) The height of a building is measured to the uppermost point of the structure or any appurtenance placed upon the roof thereof, including signs, penthouses, mechanical equipment, chimneys, vent stacks, spires, or steeples, or other projections.
(ii) The base of the measurement shall be taken from finished grade in accordance with the 1970 Uniform Building Code. The height shall be measured from the highest adjoining sidewalk or ground surface within 5 feet of the structure, provided that the height measured from the lowest adjoining surface shall not exceed such maximum height by more than 10 feet.

(iii) Structure height of buildings subject to the Coastal Height Limit shall also comply with the height measurement calculations for plumb line in Section 113.0270(a)(2)(A) and overall height in Section 113.0270(a)(2)(B).

(5) Structures excluded from the measurement of structure height

Uninhabited roof structures up to 15 feet in height that conceal mechanical equipment, elevators, stair overruns, trellis and shade structures, and fences with a surface area at least 75 percent open to light are excluded from the calculation of structure height for development, if all of the following conditions exist:

(A) The development is not located within the Coastal Height Limit Overlay Zone, within the Clairemont Mesa Height Limit Overlay Zone, or within a designated view corridor within the Coastal Overlay Zone;

(B) The structure height, exclusive of the exemptions permitted in Section 113.0270(a)(5), is 45 feet or greater;

(C) The development is a commercial and residential mixed-use project; and

(D) The structure does not project above a 45-degree plane inclined inward from the top of the parapet of the nearest wall, except that trellises and shade structures outside of the 45-degree plane may be 9 feet in height, and fences outside of the 45-degree plane with a surface area at least 75 percent open to light may be 4 feet in height.

(b) Structure Height of Fences, Walls, and Retaining Walls

(1) Fence and Wall Height
(A) The height of any portion of a fence or wall is measured from the lowest grade abutting the fence or wall to the top of the fence or wall, except that the height of a fence or wall on top of a retaining wall is measured from grade on the higher side of the retaining wall, as shown in Diagram 113-02QQ.

Diagram 113-02QQ

Height of Fence or Wall on Retaining Wall

(B) The height of a fence or wall may be averaged between two points along the property line to create a straight line along the top of the fence or wall, provided that the average height does not exceed the maximum permitted.
(2) Retaining Wall Height

The height of a retaining wall is measured from grade on the lower side of the retaining wall to the top of the retaining wall, as shown in Diagram 113-02RR.

Diagram 113-02RR

Retaining Wall Height

(c) Structure Height of Signs

The height of a ground sign is measured from the lowest point of the existing grade or proposed grade, whichever is lower, immediately adjacent to the base of the sign to the highest point at the top of the sign structure.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 6-18-2013 by O-20261 N.S.; effective 7-19-2013.)
(Amended 7-10-2015 by O-20512 N.S.; effective 8-9-2015.)
§113.0273  Measuring Visibility Area

The *visibility area* is a triangular portion of a *premises* formed by drawing one line perpendicular to and one line parallel to the *property line* or *public right-of-way* for a specified length and one line diagonally joining the other two lines, as shown in Diagram 113-02SS.

(a) The City Engineer shall determine whether proposed *development* provides adequate sight distance based on the context of the *development* and the typical distance guidelines set forth in Section 113.0273(b) and shall require *visibility areas* accordingly. No *structures* may be located within a *visibility area* unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations).

(b) Typical Distances Used to Measure Visibility Areas

(1) For *visibility areas* at the intersection of *streets*, two sides of the triangle extend along the intersecting *property lines* for 25 feet and the third side is a diagonal line that connects the two.

(2) For *visibility areas* at the intersection of a *street* and *alley*, two sides of the triangle extend along the intersecting *property lines* for 10 feet and the third side is a diagonal line that connects the two.

(3) For *visibility areas* at the intersection of a *street* and driveway, one side of the triangle extends from the intersection of the *street* and the driveway for 10 feet along the *property line*. The second side extends from the intersection of the *street* and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two.

(4) Where the required front and street side yards measure less than 25 feet when combined, that measurement or 15 feet, whichever is greater, establishes the *visibility area* at the street intersection.
Diagram 113-02SS

Visibility Area

(c) The City Engineer may modify the typical distance used to measure visibility areas in Section 113.0273(a) and (b) through a Process One permit review.

(1) The distance specified in Section 113.0273(b) may be increased if the City Engineer determines that a greater distance is required to maintain public health and safety.

(2) The distance specified in Section 113.0273(b) may be reduced if the City Engineer determines that the reduced distance would not create a public health and safety hazard.

(Amended 1-9-2001 by O-18910 N.S.; effective 8-8-2001.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 3-1-2006 by O-19467 N.S.; effective 8-10-2006.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)
(Amended 4-5-2016 by O-20634 N.S.; effective 5-5-2016.)
§113.0276 Determining Yards

(a) Yards are determined in the hierarchy described below and shown in Diagram 113-02TT:

(1) Front Yard. The front yard is determined first. It is the area between the front property line and the front setback line and extends the full width of the lot.

(2) Street Side Yard. The street side yard, when applicable, is determined next. It is the area between the street side property line and the street side setback line that extends along the depth of the lot from the front setback to the rear property line. It does not include the front yard.

(3) Rear Yard. The rear yard is determined after the front and street side yards. It is the area between the rear property line and the rear setback line that extends along the width of the lot between the rear property line and the rear setback. It does not include the street side yard if one exists.

(4) Side Yard. The side yard is determined last. It is the area between the side property line and the side setback line that extends along the length of the lot from the front setback to the rear setback along the side setback line parallel to the side property line.

Diagram 113-02TT

Yards

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-28-2005 by O-19444 N.S.; effective 2-9-2006.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)
(Amended 8-4-2011 by O-20081 N.S.; effective 10-6-2011.)