ORDINANCE NUMBER O-__________________ (NEW SERIES)

DATE OF FINAL PASSAGE ________________

AN ORDINANCE AMENDING THE SAN DIEGO MUNICIPAL CODE BY AMENDING CHAPTER 11, ARTICLE 3, DIVISION 1, BY AMENDING SECTION 113.0103; BY AMENDING CHAPTER 11, ARTICLE 3, DIVISION 2, BY REPEALING SECTION 113.0231, AND BY AMENDING SECTIONS 113.0234, 113.0237, 113.0240, 113.0243,113.0246, 113.0249,113.0261, 113.0270, AND 113.0276; BY AMENDING CHAPTER 13, ARTICLE 1 BY AMENDING DIVISION 2, SECTION 131.0215; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 3, SECTIONS 131.0315, 131.0331, AND 131.0343, BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 4, SECTIONS 131.0415, 131.0431, 131.0443, 131.0444, 131.0448, 131.0449, 131.0453, 131.0455, AND 131.0461; AND BY REPEALING SECTION 131.0465; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 5, BY AMENDING SECTION 131.0515; BY AMENDING CHAPTER 13, ARTICLE 1, DIVISION 6, SECTION 131.0615; AND BY AMENDING CHAPTER 14, ARTICLE 3, DIVISION 4, BY AMENDING SECTION 143.0410, ALL RELATING TO THE LAND DEVELOPMENT CODE.

§113.0103 Definitions

*Abutting property through Floor* [No change.]

*Floor Area Ratio* (FAR) means the numerical value obtained by dividing the *gross floor area* of all buildings on a *premises* by the total area of the *premises* on which the buildings are located. [See Section 113.0234 for additional information on calculating *gross floor area*.]

*Freeway through Property line* [No change.]
Proposed grade means the grade of a premises that will result after all development has been completed. See Section 113.0231 for additional information on determining proposed grade.

Proposition A Lands through Street wall line [No change.]

Street yard means the area of a lot or premises that lies between the edge of the nearest public right-of-way street and the street wall line.

Structural envelope through Underfloor [No change.]

Underground parking structure means a parking structure constructed so that no more than 2 feet, 6 inches of the height of the uppermost story or roof is above grade.

Urbanized Communities through Yard [No change.]

§113.0231 Determining Proposed Grade

Proposed grade is the ground elevation that will exist when all proposed development has been completed. Proposed grade does not include pools and does not include basements where, at any point adjacent to the basement, the vertical distance between existing grade or proposed grade, whichever is lower, and the finish floor elevation immediately above is 2 feet, 6 inches or less, as shown in Diagram 113-02H. If a basement contains multiple floors, the finish floor elevation of the highest basement floor shall be used to determine proposed grade.
§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). The additional elements included for development in residential zones and for residential development in other zones are listed in Section 113.0234(b). The additional elements included for commercial and industrial zones for other than residential development are listed in Section 113.0234(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) [No change.]

(2) Gross floor area includes 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  [No Change]
Basements with Less than 5 Percent Slope

(B)  [No change.]

Diagram 113-02J  [No Change]
Basements with 5 Percent or More Slope

(3)  Gross floor area includes those portions of underground parking structures where, at any point, the vertical distance from existing grade or proposed grade, whichever is lower, to the finish-floor elevation immediately above, is more than 3 feet, 6 inches as shown in Diagram 113-02K. For the purpose of determining gross floor area of underground parking structures, proposed grade does not include openings to underground parking if there are no more than two on-grade openings for vehicular access per premises, and no more than one opening for every 50 feet of street frontage provided that the openings do not exceed a width of 16 feet for single unit residential zones, 18 feet for multiple unit residential zones, 20 feet for commercial zones, and 25 feet for industrial zones.

(3)  Gross floor area for underground parking structures and subterranean garages shall be measured in accordance with Section 113.0234(a)(2), except that the vertical measurement between grade and the finished floor above shall not include subterranean vehicular access openings (up to a maximum of 25 foot width). In
order to determine which portion of the underground parking structure counts as gross floor area, the vertical distance to the finished floor above shall be measured from the imaginary plane perpendicular to the driveway access that connects the adjacent grades on each side as shown in Diagram 113-02K. Where vehicular access openings are greater than 25 feet in width (as measured at the point of entry to the structure), the entire floor shall be counted as gross floor area.
Diagram 113-02K
Underground Parking Structures

Section

(4) through (7)  [No change.]

Diagrams 113-02L and 113-02M [No change.]

(b) Additional Elements Included in Gross Floor Area in Residential Zones and for Residential Development in Other Zones.

(1) and (2)  [No change.]

Diagrams 113-02N and 113-02O  [No change.]

(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] 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 when, as shown in Diagram 113-02P. Where the gradient along any edge of the at-grade space is less than 5 percent, as shown in Diagram 113-02P. Gross floor area in this situation includes the area of the greater than 25 percent, the unenclosed at-grade space when there is at least 7’-6” between grade and the finish floor elevation of the space above and that portion of the area of the enclosed space above that exceeds the 5-foot height shall not be counted as gross floor area.

Diagram 113-02P
Carport with Enclosed Space Above

At-grade space and enclosed space above count as GFA
Diagram 113-02P
At-Grade Space with Enclosed Space Above

(4) [No change.]

(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 [No change.]

When the vertical distance between the finish-floor elevation and the elevation at the midpoint of the sloped roof immediately above that has at least a 2:12 pitch (2 vertical feet to 12 horizontal feet) pitch does not exceed 15 feet, and the elevation of the highest point of the roof does
not exceed 20 feet, the area of one floor (the actual floor) is included in gross floor area, regardless of the location of the ceiling, as shown in Diagram 113-02R.

**Diagram 113-02R**

One Floor Below Sloped Roof

When the vertical distance between the finish-floor elevation and the finish-floor or flat 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 and at each 7-foot, 6-inch increment, or portion thereof, of height above the 15-foot height, as shown in Diagram 113-02SR.

**Diagram 113-02S**

Multiple Floors Below Actual Floor and Flat Roof
When the vertical distance between the finish floor elevation and the elevation at the midpoint of the sloped roof immediately above that has at least a 2:12 pitch (2 vertical feet to 12 horizontal feet) exceeds 15 feet or the elevation of the highest point of the roof immediately above exceeds 20 feet, gross floor area includes the area of the actual floor plus the area of a phantom floor at 15 feet of height and at each 7-foot, 6-inch increment of height above the 15-foot height, regardless of the location of the ceiling, as shown in Diagram 113-02T. Gross floor area excludes those portions of actual floors and phantom floors where there is less than 5 feet, 6 inches of vertical distance between the actual or phantom floor and the elevation of the roof immediately above.
Diagram 113-02T
Multiple Floors Below Sloped Roof

Diagram 113-02S
Multiple Floors Below Sloped Roof

(B)  Attic Space. Gross floor area includes the attic space above ceilings according to the regulations for phantom
floors in Section 113.0234(b)(4)(A), as shown in Diagram 113-02U, 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.

Diagram 113-02U
Attic Space
(C) Underfloor Area. For sloping lots with a minimum slope of 5 percent within the building footprint, gross 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 8-15-foot, 6 inch 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 113-02VU. 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 113-02WV.

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.

(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

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113.0234(b)(4)(A) apply to the space within the *atrium*.

This is illustrated in Diagram 113-02XW.

**Diagram 113-02XW**

(5)-(5) [No change.]

(c) and (d) [No change.]

§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 *subdivision 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 a site for another particular use by a variance, certificate of compliance, or other approved for *development* under the Land Development Code procedure; or
(3) The lot was held as a separate parcel 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

(4)(5) The lot was held as a separate legal parcel upon annexation to the City of San Diego.

(b) [No change.]

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

§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
(a) through (c) [No change.]

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

(e) [No change.]

§113.0243 Measuring Lot Depth and Lot Width

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

Diagram 113-02ZY

(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.

§113.0246 Determining Property Lines

[No change in first paragraph.]

(a) through (d) [No change.]

Diagram 113-02AAZ [No change in Diagram]

Diagram 113-02BBAA [No change in Diagram]
Diagram 113-02CCBB [No change in Diagram]

(e) Property Lines that Abut an Alley. A property line that abuts an alley shall be determined in accordance with Section 113.0237 (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.
§113.0249 Determining Setback Line

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

(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 131.0443(a)(3)(Setback Requirements in Residential Zones)131.0431, all additions to the primary structure thereafter shall maintain that established side setback.
§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):

(1) through (4) [No change.]

(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 131.0461.

(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.

§113.0261  Determining a Story

[No change first paragraph.]

(a) through (c) [No change.]

(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. For the purpose of determining a story, proposed grade does not include openings to underground parking structures if there are no more than two on-grade openings for vehicular access per premises, and no more than one opening for every 50 feet of street frontage, provided that the openings do not exceed 16 feet for single unit residential zones, 18 feet for multiple unit residential zones, 20 feet for commercial zones, and 25 feet for industrial zones. See Diagram 113-02EE.
§113.0270 Measuring Structure Height

*Structure height* is measured in accordance with the following.

(a) *Structure Height of Buildings and Structures Other Than (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)(34). This is illustrated in Diagram 113-02II.

Diagram 113-02II [No change.]
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 113-02JJ, 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 113-02JJ [No change.]
Extreme Topographic Variation

A two part calculation is required to measure structure height including:

(3)-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, except as described in Section 113.0270(a)(4) II.

Diagram 113-02KKJJ [No change.]
Measurement of Structure Height
(4) Where a basement, underground parking structure, interior court, or other similar interior area is proposed, the lower of existing grade or proposed grade, adjacent to and within 5 feet of that portion of the structure shall be used to measure structure height, as shown in Diagram 113-02LL. Structure height for this purpose shall be measured from an imaginary plane through the building that connects these grade elevations on both sides of the structure.

Diagram 113-02LL
Structure Height at Basement

(5) 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; except as specified in Section 113.0270(a)(6). 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. In no case may the structure height exceed the maximum
allowed by the applicable zone at any one point measured pursuant to Section 113.0270(a)(3). This is illustrated in Diagram 113-02MM.

Diagram 113-02MM
Overall Structure Height

Diagram 113-02KK
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 113-02LL, 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 113-02LL**

Extreme Topographic Variation
(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 113-02MM.

Diagram 113-02MM
Imaginary Plan and Plumb Line

(6) For the purpose of measuring

(ii) Exterior Subterranean Areas. The overall structure height on a structure that provides pedestrian access or
ventilation to a basement where the vertical distance between the adjacent grade and the finish-floor elevation above does not exceed 2 feet, 6 inches, the lowest point of existing grade or proposed grade within 5 feet of the structure’s perimeter does not include one pedestrian or ventilation access with dimensions of up to 5 feet by 15 feet which abuts the structure. 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 113-02NN.
Diagram 113-02NN
Access to Basement

Diagram 113-02NN
Access and Ventilation to Basement

(7) **Structure height** is measured separately for each **structure** that is separated from another **structure** on the **premises** by
When a pool is located within 5 feet of the structure, the overall structure height is measured as noted in Section 113.0270(a)(5), except that proposed grade shall not include the pool. This is illustrated in Diagram 113.0200.

**Diagram 113-0200**

**Overall Structure Height with Pool**

(4) **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.

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

Diagrams 113-02PP and 113-02QQ [No change.]

§113.0276 Determining Yards

(a) [No change to text.]

[No change to Diagram 113-02SS.]

(b) Those portions of underground parking structures, first stories, and basements lying more than 3 feet above grade are subject to all yard requirements.

(c) Those portions of underground parking structures, first stories, and basements lying between 0 and 3 feet above grade are subject to front yard and street side yard requirements in those zones that require landscaping in the front and street side yards.

§131.0215 Where Open Space Zones Apply

On the effective date of Ordinance O-18691, all open space zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be were amended and replaced with the base zones established in this division, as shown in Table 131–02A.
Table 131-02A
Open Space Zone Applicability

<table>
<thead>
<tr>
<th>Previous Chapter 10 Open Space Zone Replaced with New Open Space Zone Established by this Division</th>
<th>Applicable Zone of this Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>OS-OSP</td>
<td>OP-2-1</td>
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<tr>
<td>OS-P, OS-R</td>
<td>OP-1-1</td>
</tr>
<tr>
<td>FC, FW</td>
<td>OE-1-1</td>
</tr>
<tr>
<td>OS-TDR</td>
<td>None</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>OS-1-1</td>
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<tr>
<td>No Existing Zone</td>
<td>OR-1-1</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>OR-1-2</td>
</tr>
</tbody>
</table>

§131.0315 Where Agricultural Zones Apply

On the effective date of Ordinance O-18691, all agricultural zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in this division, as shown in Table 131-03A.

Table 131-03A
Agricultural Zone Applicability

<table>
<thead>
<tr>
<th>Previous Chapter 10 Agricultural Zone Replaced With New Agricultural Zone Established by This Division</th>
<th>Applicable Zone of this Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1-1</td>
<td>AR-1-3</td>
</tr>
<tr>
<td>A-1-5, A-1-10</td>
<td>AR-1-1</td>
</tr>
<tr>
<td>A-1-20</td>
<td>None</td>
</tr>
<tr>
<td>A-1-40</td>
<td>None</td>
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<tr>
<td>No Existing Zone</td>
<td>AG-1-1</td>
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<tr>
<td>No Existing Zone</td>
<td>AG-1-2</td>
</tr>
</tbody>
</table>
§131.0331 Development Regulations Table for Agricultural Zones

The following development regulations apply in the agricultural zones as shown in Table 131-03C.

<table>
<thead>
<tr>
<th>Development Regulations</th>
<th>Zone Designator</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1st &amp; 2nd &gt;&gt;</td>
<td>AG</td>
</tr>
<tr>
<td></td>
<td>3rd &gt;&gt;</td>
<td>1-</td>
</tr>
<tr>
<td></td>
<td>4th &gt;&gt;</td>
<td>1</td>
</tr>
</tbody>
</table>

| Max Permitted Residential Density (DU Per Lot) | 1\(^{(1)}\) | 1\(^{(1)}\) | 1\(^{(2)}\) | 1\(^{(3)}\) |
| Min Lot Area (ac) | 10 | 5 | 10 | 1 |

| Min Lot Dimensions | | | | |
| Lot Width (ft) | 200 | 200 | 200 | 100\(^{(4)}\) |
| Street Frontage (ft) | 200 | 200 | 200 | 100\(^{(5)}\) |
| Lot Depth (ft) | 200 | 200 | 200 | 150 |

| Setback Requirements | | | | |
| Min Front Setback (ft) | 25 | 25 | 25 | 25 |
| Min Side Setback(ft) | 20 | 20 | 20 | 20 |
| Min Rear Setback (ft) | 25 | 25 | 25 | 25 |

| Max Structure Height (ft) | | | | |
| [See Section 131.0344] | 30 | 30 | 30 | 30 |

| Max Lot Coverage (%)\(^{(7)}\) | 10 | 20 | 10 | 20 |

| Min Floor Area\(^{(6)}\) | applies | applies | applies | applies |

Footnotes for Table 131-03C
1-7 [No change]

§131.0343 Setback Requirements in Agricultural Zones

(a) The minimum side setback for a legal lot that existed on the effective date of this section and that has less than the minimum lot width specified in Table 131-03C, is 10 percent of the width of the lot or 5 feet, whichever is greater.
(b) **Architectural projections and encroachments** may be permitted in accordance with the regulations in Section 131.0461 for **lots in Agricultural-Residential (AR) zones** that are one acre or less in lot area.

§131.0415 Where Residential Zones Apply

On the effective date of Ordinance O-18691, all residential zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be were amended and replaced with the base zones established in this division, as shown in Table 131-04A.

<table>
<thead>
<tr>
<th>Residential Zone That Existed on December 31, 1999</th>
<th>Applicable Zone of This Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Existing Zone</td>
<td>RE-1-1</td>
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<tr>
<td>No Existing Zone</td>
<td>RE-1-2</td>
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<tr>
<td>No Existing Zone</td>
<td>RE-1-3</td>
</tr>
<tr>
<td>R1-40,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-1</td>
</tr>
<tr>
<td>R1-20,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-2</td>
</tr>
<tr>
<td>R1-15,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-3</td>
</tr>
<tr>
<td>R1-10,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-4</td>
</tr>
<tr>
<td>R1-5,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-5</td>
</tr>
<tr>
<td>R1-5,000 in Urbanized Communities as of December 31, 1999</td>
<td>RS-1-6</td>
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<tr>
<td>R1-5,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-8</td>
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<td>R1-20,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-9</td>
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<td>R1-15,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-10</td>
</tr>
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<td>R1-10,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-11</td>
</tr>
<tr>
<td>R1-5,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-12</td>
</tr>
<tr>
<td>R1-5,000 in Planned Urbanizing Communities and Future Urbanizing Area as of December 31, 1999</td>
<td>RS-1-13</td>
</tr>
</tbody>
</table>
§131.0431 Development Regulations Table of Residential Zones

The following development regulations apply in the residential zones as shown in the Table 131-04C, 131-04D, 131-04E, and 131-04F.

[No change first paragraph.]

(a) RE Zones
### Table 131-04C
Development Regulations of RE Zones

<table>
<thead>
<tr>
<th>Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]</th>
<th>Zone designator</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st &amp; 2nd &gt;&gt;</td>
<td>RE-</td>
<td></td>
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<tr>
<td>3rd &gt;&gt;</td>
<td>1-</td>
<td>1-</td>
</tr>
<tr>
<td>4th &gt;&gt;</td>
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<td>2</td>
</tr>
</tbody>
</table>

Max permitted density (DU per lot) through Supplemental requirements [See Section 131.0464(a)]

| | No change. |

Diagonal plan dimension

| | - | - | - |

(b) RS Zones

### Table 131-04D
Development Regulations of RS Zones

<table>
<thead>
<tr>
<th>Development Regulations [See Section 131.0430 for Development Regulations of Residential Zones]</th>
<th>Zone Designator</th>
<th>Zones</th>
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</tr>
<tr>
<td>4th &gt;&gt;</td>
<td>1</td>
<td>2</td>
</tr>
</tbody>
</table>

Max permitted density (DU per lot) through Min Lot dimensions

Setback requirements

| Min Front setback (ft) [See Section 131.0443(a)(1)] | 25(1) | 25(1) | 20(1) | 20(1) | 20(1) | 15(1) | 15(1) |
| Min Side setback (ft) [Multiply number in table by actual lot width to calculate setback] | 10.08(2) | 10.08(2) | 6.08(2) | 6.08(2) | 6.08(2) | 5.08(2) | 4.08(2) |
| Min Street side setback (ft) [Multiply number in table by actual lot width to calculate setback] | 10(2) | 10(2) | 10(2) | 10(2) | 10(2) | 10(2) | 10(2) |
| Min Rear setback (ft) | 25(3) | 25(3) | 20(3) | 20(3) | 20(3) | 15(3) | 13(3) |

Setback requirements for resubdivided corner lots [See Section 131.0443(i)] through Supplemental requirements [No Change]

Diagonal plan dimension [See Section 131.0465] applies

Bedroom regulation [No Change]
### Development Regulations

<table>
<thead>
<tr>
<th>Zone Designator</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
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<td>9</td>
</tr>
<tr>
<td>4th &gt;&gt;</td>
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</table>

<table>
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<th>1-</th>
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<th>1-</th>
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<td>8</td>
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<td>12</td>
<td>13</td>
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<table>
<thead>
<tr>
<th>Min Front setback (ft) [See Section 131.0443(a)(1)]</th>
</tr>
</thead>
<tbody>
<tr>
<td>25(1) 25(1) 25(1) 20(1) 15(1) 15(1) 15(1)</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Min Side setback (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 8 7 6 5 5 4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min Street side setback (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 15 15 10 10 10 10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Min Rear setback (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>10(6) 10(6) 10(6) 10(6) 10(6) 10(6) 10(6)</td>
</tr>
</tbody>
</table>

**Setback requirements for resubdivided corner lots** [See Section 131.0443(i)] through Supplemental requirements [No Change]

**Diagonal plan dimension** [See Section 131.0465]

**Bedroom regulation** [No Change]

---

**Footnotes for Table 131-04D**

1. For lots where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum 6 feet.

2. The required side setbacks may be reallocated where the combined dimension of each side setback would meet or exceed the combined total required in Table 131-04D. In no case shall a side setback be reduced to less than 4 feet. Once a side setback is established, all additions to the primary structure thereafter shall maintain the established side setback.

3. See Section 131.0443(a)(2).

4. See Section 131.0443(a)(3).

5. See Section 131.0443(a)(4).

6. See Section 131.0444(b).

7. See Section 131.0446(a).

8. See Section 131.0443(a)(5).

9. On lots less than 10,000 square feet a single dwelling unit shall be limited to 6 bedrooms maximum.

(c) RX Zones
Table 131-04E
Development Regulations of RX Zones

<table>
<thead>
<tr>
<th>Zone designator</th>
<th>Zones</th>
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<tbody>
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<tr>
<td>3rd &gt;&gt;</td>
<td>1-</td>
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<tr>
<td>4th &gt;&gt;</td>
<td>1 2</td>
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</table>

Maximum permitted density (DU per lot) through Supplemental regulations [See Section 131.0464(b)]

Diagonal plan dimension [See Section 131.0465] applies applies

Footnote for Table 131-04E [No change.]

§ 131.0443 Setback Requirements in Residential Zones

(a) Setbacks in RE and RS Zones

(1) [No change.]

(2) Front Setbacks in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones

For lots where at least one-half of the front 50 feet of the lot depth has a minimum slope gradient of 25 percent, the setback closest to the street frontage may be reduced to a minimum of 6 feet.

(3) Side and Street Side Setbacks in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones.

(A) For lots exceeding 50 feet in width, each side setback shall be at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the width of the lot, whichever is greater, except one side setback may observe the minimum...
dimension shown in Tables 131-04C and 131-04D as long as the combined dimensions of both side setbacks equals at least 20 percent of the lot width. Once a side setback is established, all additions to the primary structure thereafter shall maintain the established side setback.

(B) The street side setback is at least the dimension shown in Tables 131-04C and 131-04D or 10 percent of the lot width, whichever is greater.

(C) For lots with 40 to 50 feet in width, each side setback is a minimum of 4 feet.

(D) For lots with less than 40 feet in width, each side setback may be reduced to 10 percent of the lot width but shall not be reduced to less than 3 feet.

(E) For irregularly shaped lots, such as pie shaped lots, the setbacks are based on the average lot width for the first 50 feet of lot depth.

(F) For consolidated lots, the width for determining setback requirements is the width of the premises after the consolidation.

(4) Rear Setback in all RE Zones and the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7 Zones
(A) The required rear *setback* is at least the dimension shown in Table 131-04D, except as follows:

(i) For *lots with* less than 100 feet in depth, the rear *setback* is at least 10 percent of the lot depth, but not less than 5 feet; and

(ii) For *lots with* greater than 150 feet in depth, the rear *setback* is at least 10 percent of the lot depth or the dimension shown in Tables 131-04C and 131-04D, whichever is greater.

(B) and (C) [No change.]

(53) Rear *Setback* in the RS-1-8, RS-1-9, RS-1-10, RS-1-11, RS-1-12, RS-1-13, and RS-1-14 Zones

For *lots* that are served by *alley* access, the rear *setback* may be reduced to 4 feet.

(b) through (i) [No change.]

§131.0444 **Angled Building Envelope Plane/ Maximum Structure Height in Residential Zones**

(a) In the RE zones, a *structure* may exceed the 30-foot height limit to a maximum of 35 feet if the front, side, and rear *setbacks* are each increased by 10 feet, except where *structure height* is limited by the regulations in Chapter 13, Article 2 (Overlay Zones).

(b) In the RS-1-1, RS-1-2, RS-1-
3, RS-1-4, RS-1-5, RS-1-6, and RS-1-7 zones, structure height shall not exceed the height of the building envelope. Abutting the required front, side, and street side yards, the height of the building envelope above 24 feet is established by the angled building envelope planes shown in Table 131-04H up to the maximum permitted 30-foot structure height, as shown in Diagram 131-04L. If the maximum structure height does not exceed 27 feet, the angle above 24 feet is required only at the side yards.

Maximum structure height shall not exceed the height of the angled building envelope plane, which connects the maximum structure height adjacent to the setback and the overall maximum structure height as determined by the underlying base zone and the requirements below. Encroachments beyond the building envelope are subject to the requirements in Section 131.0461.

(b) The angle of the building envelope plane is based on lot width as established in Table 131-04H.

Table 131-04H
Required Angle Building Envelope Plane

<table>
<thead>
<tr>
<th>Lot Width: h</th>
<th>Angle of Plane ¹</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 75 feet</td>
<td>45 degrees</td>
</tr>
<tr>
<td>75 feet to 150 feet</td>
<td>30 degrees</td>
</tr>
<tr>
<td>Greater than 150 feet</td>
<td>0 degrees, Not Applicable</td>
</tr>
</tbody>
</table>

Footnote for Table 131-04H
¹ The angled planes are measured from the vertical axis inward.

(c) The maximum structure height requirements for the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-5, RS-1-6, RS-1-7, and RX zones are stated in Tables...
131-04D and 131-04E. The angled building envelope plane shall be required adjacent to required side yards. Angled building envelope planes are also required adjacent to front and street side yards in cases where the maximum structure height exceeds 27 feet. The angled building envelope plane shall be measured in accordance with Diagram 131-04L.

Diagram 131-04L [No Change]
Angled Building Envelope Planes in RS, RX, and RT Zones

(e) In the RS 1-1, RS 1-2, RS 1-3, RS 1-4, RS 1-5, RS 1-6, RS 1-7, RM 1-1, RM-1-2, RM-1-3 and RX zones chimneys and dormers may project into the space above the angled building envelope planes to a maximum structure height of 30 feet. Dormers encroaching into the space above the angled building envelope are subject to the provisions in Sections 131.0461(a)(9) and 131.0461(b)(6) (Architectural Projections and Encroachments).

(d) In the RX zones, the structure height shall not exceed the height of the building envelope. Abutting the required front, side, and street side yards, the height of the building envelope above 24 feet is established by a 45-degree angled building envelope plane up to the maximum permitted 30-foot structure height. If the maximum structure height does not exceed 27 feet in height, the 45-degree angled building envelope plane is required only along the side yards. The angled building envelope planes shall be measured in accordance with Diagram 131-04L.(e) In the RT zone, for
The maximum structure height requirements for RT zones are stated in Table 131-04F. For buildings with a slab foundation, the maximum permitted structure height is 21 feet for one- and two-story structures or 31 feet for three-story structures. For buildings with a conventional raised floor, the maximum permitted structure height is 25 feet for one- and two-story structures or 35 feet for three-story structures. For buildings with sloped roofs with at least a 3:12 pitch (3 vertical feet to 12 horizontal feet), the maximum permitted structure height is increased by 5 feet. In all cases, unless otherwise excepted, the height of the building envelope above 27 feet adjacent to the front setback line is established by a 30-degree angled building envelope plane slanting inward to the maximum permitted structure height. The angled building envelope planes shall be measured in accordance with Diagram 131-04L.

(Fg) Structure-Height Requirements in The maximum structure height requirements for the RM-1-1, RM-1-2, RM-1-3 Zones (1) Structure height shall not exceed the height of the RM-1-1, RM-1-2, RM-1-3 zones are stated in Table 131-04G. The angled building envelope, Established plane requirements apply as follows:

(A1) At the front setback line, the height of the building envelope above 19 feet at the minimum setback and 24 feet at the standard setback, is established by a 45-degree angled building envelope plan.
sloping inward to the maximum permitted 30-foot structure height limit, as shown in Diagram 131-04M.

Exception: The building envelope may have a projection outside the angled building envelope area for up to 33 percent of the width of the building envelope facing the front yard. The maximum depth of the projection shall be equal to or less than its width. See Diagram 131-O4N.

Chimneys may project into the space above the angled building envelope planes to a maximum height of 30 feet.

Diagram 131-04M [No Change]
Angled Building Envelope at Front Setback

(B) — The building envelope may have a projection outside the angled building envelope area for up to 33 percent of the width of the building envelope facing the front yard. The maximum depth of the projection shall be equal to or less than its width. See Diagram 131-04N.

Diagram 131-04N
Exception for Angled Building Envelope Area

(C2) At the side setback line, the height of the building envelope above 24 feet in height is established by a 45-degree building envelope plane sloping inward to the maximum permitted 30-foot structure height.
(2) — Dormers may project into the space above the 45-degree angled building envelope planes, as shown in Diagram 131-04Q, subject to the following:

(A) — A dormer may not extend beyond a height of 30 feet;

(B) — The aggregate width of a dormer may not exceed 30 percent of the length of the roof plan to which the dormers will be attached;

(C) — Each dormer may not exceed 8 feet in width measured at the widest point; and

(D) — There shall be at least 4 feet between each dormer.

Diagram 131-04Q
Dormer Projection Beyond Angled Building Envelope Plane

(g) — Structure Height Requirements in RM-2-4, RM-2-5, RM-2-6 Zones

(1) — Structure height shall not exceed the height of the building envelope, established as follows:

f) The maximum structure height requirements for the RM-2-4, RM-2-5, and RM-2-6 zones are stated in Table 131-04G. At the side setback lines, the maximum height of the building envelope above 30 feet in height is established by a 60-degree angled building envelope plane sloping inward from the side setback lines to the maximum permitted 40-foot structure height.
(2) Dormer may project into the space above the 60-degree angled building envelope planes, as shown in Diagram 131-040 subject to the following:

(A) The aggregate width of dormers may not exceed 50 percent of the length of the roof plan to which the dormers will be attached; and

(B) Dormers may not extend beyond a height of 40 feet.

§131.0448 Accessory Structures in Residential Zones

(a) Multiple accessory buildings are permitted on a premises. However the square footage of all accessory buildings cannot exceed 25 percent of the allowable gross floor area of the premises.

(b) An accessory building in the RE, RS, and RX zones may be used for living or sleeping purposes. An accessory building may have electrical, gas, and water/sewer connections to provide the following activities:

(1) through (3) [No change.]

(c) Accessory buildings in RE, RS, and RX zones may encroach into required yards subject to the following conditions: requirements in Section 131.0461.

(1) Encroachment into required yards can only occur on premises with less than 10,000 square feet of area.
(2) **Accessory buildings**, not including attached or detached patio, shall be limited to one story.

(3) The maximum permitted **structure height** of an **accessory building** is 10 feet for a flat roof and 15 feet for a pitched roof. If the **structure** contains a shed roof, the maximum **structure height** is 12 feet measured at the ridge. A building with a flat roof may have a **roof deck**, provided that all handrails and other appurtenances are limited to 42 inches in height and comply with all **setback** requirements.

(4) All required **visibility areas**, as set forth in Section 113.0273, shall be observed.

(5) No **accessory building** shall be used for living or sleeping purposes.

(6) In the **RE** and **RS** zones, the cumulative area of all **accessory buildings** encroaching into required yards shall not exceed 525 square feet in **gross floor area**.

(7) In the **RX** zones, the cumulative area of all **accessory buildings** shall not exceed 400 square feet in **gross floor area**.

(8) The length of any **accessory building** dimension within the required **yards** shall not exceed 30 feet in any given **setback**.
(9) The accessory building must be placed entirely within the rear 30 percent of the lot premises or behind the front 70 feet of the lot premises, whichever results in the accessory building being located farther from the street.

(10) If the accessory building is used for parking and access to the structure is taken from the alley, a minimum distance of 21 feet shall be provided between the edge of the alley opposite the premises and the exterior wall of the accessory building.

(11) Within the Coastal Overlay Zone, accessory structures are subject to the supplemental regulations in Section 132.0403.

(d) Structures containing uses regulated by Chapter 14, Article 1 (Separately Regulated Uses) are not subject to Section 131.0448.

§131.0449 Garage Regulations in Residential Zones

(a) Garages within an Existing Embankment existing embankment in the RE, RS, and RX Zones Attached or detached garages, not exceeding 12 feet in height, including parapets and handrails, may encroach into the front and street side yards, as shown in Diagram 131-04PN, subject to the following conditions:

(1) through (8)  [No change.]

Diagram 131-04PN  [No change in Diagram]
Garage Within Existing Embankment
(b) Garages in RT Zones

(1) through (7) [No change.]

(8) [No change.]

(A) A court yard with minimum dimensions of 10 feet by 10 feet must be provided within the rear 50 percent of the lot, as shown in Diagram 131-04QO, or within the dwelling unit. The court yard shall extend the full height of the structure and must be at least 75 percent open to sunlight;

Diagram 131-04QO [No change.]
Courtyard Requirement with Attached Garage

(B) and (C) [No change.]

(9) [No change.]

§131.0453 Lot Consolidation Regulations in the RM-1-1 and RM-1-2 Zones

[No change.]

(a) Any building on a consolidated premises may cross only one previous property line, as shown in Diagram 131-04RP;

(b) If the consolidation results in a total street frontage exceeding 60 feet, the number of dwelling units permitted within any single building shall not exceed the number of units that would have been permitted on the largest premises before the consolidation, as shown in Diagram 131-04RP;
Diagram 131-04RP  [No change in Diagram]
Buildings on Consolidated Lots

(c) [No change.]

(d) Within the front 50 percent of the consolidated premises, a minimum 3-foot offset in the front facade shall be required for any building where the dimension most parallel to the street exceeds one-and-one-half times the width of the permitted building envelope of the largest lot existing before consolidation. See Diagram 131-04SQ.

Diagram 131-04SQ  [No change in Diagram.]
Lot Consolidation Offset Requirement

§131.0455 Private Exterior Open Space in the RM Zones

(a) In the RM-1-1, RM-1-2, and RM-1-3 zones, at least 60 square feet of usable, private, exterior open space abutting each dwelling unit shall be provided with a minimum dimension of 6 feet in any direction. The open space may be located in required yard areas, but shall be no closer than 9 feet to the front or rear property lines, and no closer than 4 feet to the side property lines. See Diagram 131-04TR.

Diagram 131-04TR  [No change in Diagram.]
Private Exterior Open Space

(b) through (d) [No change.]
§131.0461 Architectural Projections and Encroachments in Residential Zones

(a) The following are permitted architectural projections and encroachments into required yards and the angled building envelope plane for RS and RX zones and the RM-1-1, RM-1-2, and RM-1-3 zones. These projections and encroachments are not permitted in the required yards within view corridors that are designated by land use plans in the Coastal Overlay Zone and may not be located in a required visibility area or a required turning radius or vehicle back-up area except where development regulations may allow.

(1) [No change.]

(2) Openly supported architectural projections, including trellises, may encroach into required yards, as shown in Diagram 131-04US, subject to the following:

(A) through (F) [No change.]

Diagram 131-04US [No change in Diagram]
Openly Supported Architectural Projections

(3) Bay windows may project into required yards, as shown in Diagram 131-04VT, subject to the following requirements:

(A) through (E) [No change.]

Diagram 131-04VT [No change in Diagram]
Bay Window Yard Projections
(4) Fireplace enclosures may encroach into required yards and the angled building envelope plane subject to the following requirements:

(A) through (D) [No change.]

(5) Electrical mechanical equipment such as air conditioner units, gas meters, electrical fuse boxes, gas meters, or pool equipment and associated utility enclosures may encroach into required side and rear yards subject to the following requirements:

(A) The encroachment into the required yard shall not exceed 18 inches;

(A) At-grade equipment shall be located a minimum of 4 feet from the property line; and

(B) The encroachment shall not be closer than Equipment that is located completely below finished grade, with a permanent, durable, protective cover shall be permitted to encroach up to 2 feet, 6 inches to from the property line;

(C) The encroachment shall not exceed a width of 6 feet and a height of 8 feet; and

(D) No more than one of each of these types of encroachments is permitted per building elevation.
(6) [No change.]

(7) Entry arbors may encroach into required front and street side yards, as shown in Diagram 131-04WU, subject to the following requirements:

(A) through (H) [No change.]

Diagram 131-04WU [No change.]
Entry Arbor Yard Projections

(8) [No change.]

(9) Dormers are permitted to encroach into required yards and into the sloped angled building envelope plane subject to the following:

(A) [No change.]

(B) A dormer may not exceed 810 feet in width, measured at the building wall;

(C) through (E) [No change.]
Diagram 131-04V
Dormer Projection into Angled Building Envelope Plane

[Transferred from Section 131.0444 (previously Diagram 131-04O): Revise maximum length of dormer in Diagram from 8 feet to 10 feet.]

NOTE: Total width of dormer projections ('A' + 'B') shall not exceed 30% of length of roof in RM -1-1, RM -1-2, RM -1-3 zones or 50% of length of roof plan in RM -2-4, RM -2-5, RM -2-6 zones.
Diagram 131-04V
Dormer Projection into Angled Building Envelope Plane

NOTE: Total width of dormer projections ('A' + 'B') shall not exceed 30% of length of roof in RM -1-1, RM -1-2, RM -1-3 zones or 50% of length of roof plan in RM -2-4, RM -2-5, RM -2-6 zones.

(10) [No change.]

(11) Swimming pools, spas, and hot tubs are permitted within a required yard subject to the following:

(A) Swimming pools that project 3 feet or less above grade may be located a minimum of 3 feet from the property line.
(B) Swimming pools that project greater than 3 feet above grade are not permitted to encroach within a required street yard or interior side yard setback, but may encroach into the rear yard setback if located a minimum of 4 feet from the rear property line.

(12) Detached garages or accessory buildings may encroach into a required side or rear yard as follows:

(A) The lot size shall not exceed 10,000 square feet of area; and

(B) The accessory building shall be limited to one story and a maximum structure height of 15 feet; and

(C) The accessory building shall not exceed a maximum length of 30 feet within any given setback; and

(D) The cumulative area of all encroaching accessory buildings shall not exceed 525 square feet in gross floor area.

(b) The following are permitted architectural projections and encroachments into the required front and street side yard for the RT zones. A maximum of 50 percent of the area of the required minimum front yard (the front 5 feet of the lot) may be used for encroachments. See Section 131.0464(c) for required building articulation features. No permitted projection or encroachment may be located in a required visibility area or a required
turning radius or vehicle back-up area except where development regulations may allow.

(1) through (5) [No change.]

(6) Dormers may project into required minimum front and street side yards subject to the following requirements:

(A) [No change.]

(B) The maximum width of dormers shall be 510 feet; and

(C) [No change.]

(7) [No change.]

(c) In the RM-2-4, RM-2-5, RM-2-6, RM-3-7, RM-3-8, RM-3-9, RM-4-10, RM-4-11, and RM-5-12 zones, architectural encroachments listed in Section 131.0461(a) are permitted with the following limitations. No permitted projection or encroachment may be located in required yards within view corridors that are designated by land use plans in the Coastal Overlay Zone or in a required visibility area or a required turning radius or vehicle back-up area except where development regulations may allow.

(1) through (3) [No change.]

(4) Dormers may project into the angled building envelope plane as follows:

- PAGE 58 OF 62 -
The aggregate width of dormers may not exceed 50 percent of the length of the roof plan to which the dormers will be attached; and

Dormers may not extend beyond a height of 40 feet.

§131.0465 — Diagonal Plan Dimension in Residential Zones

For new structures in the RS-1-7 zone and all RX zones, a maximum diagonal plan dimension applies to lots where the depth is three times the width, as follows:

a) The maximum diagonal plan dimension shall not exceed 150 percent of the width of the lot, as shown in Diagram 131-04Z.

Diagram 131-04Z
Maximum Diagonal Plan Dimension

(b) The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure. If the structure is irregular in shape, the maximum diagonal plan dimension may be measured between the first extreme building point and the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations, as shown in Diagram 131-04AA. A modulation shall have a minimum 4-foot differential and shall extend for a minimum of 10 feet in length.
§131.0515 Where Commercial Zones Apply

On the effective date of Ordinance O-18692, all commercial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in this division, as shown in Table 131-05A.

Table 131-05A
Commercial Zone Applicability

<table>
<thead>
<tr>
<th>Previous Chapter 10 Commercial Zone Replaced with New Commercial Zone Established by this Division</th>
<th>Applicable Zone of this Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>CN</td>
<td>CN-1-2</td>
</tr>
<tr>
<td>CA</td>
<td>CA-1-3</td>
</tr>
<tr>
<td>CA-RR</td>
<td>CA-2-3</td>
</tr>
<tr>
<td>CC</td>
<td>CC-1-3</td>
</tr>
<tr>
<td>CO</td>
<td>CO-1-2</td>
</tr>
<tr>
<td>CR</td>
<td>CR-1-1</td>
</tr>
<tr>
<td>CV</td>
<td>CV-1-2</td>
</tr>
<tr>
<td>C.C.(PCOZ)</td>
<td>CC-1-5</td>
</tr>
<tr>
<td>C-1</td>
<td>C-1-3</td>
</tr>
<tr>
<td>C-1.(PCOZ)</td>
<td>C-1-4</td>
</tr>
<tr>
<td>CBD</td>
<td>CR-1-1</td>
</tr>
<tr>
<td>CP</td>
<td>CP-1-1</td>
</tr>
<tr>
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<td>CN-1-1,CN-1-3</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>CC-1-1,CC-1-3</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>CC-2-1,CC-2-1</td>
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<td>CC-3-1</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>CC-4-1,CC-4-3</td>
</tr>
<tr>
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<td>CC-5-1,CC-5-2,CC-5-3,CC-5-4,CC-5-5</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>CR-2-1</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>CO-1-1</td>
</tr>
</tbody>
</table>
§131.0615 Where Industrial Zones Apply

On the effective date of Ordinance O-18691, all industrial zones that were established in Municipal Code Chapter 10, Article 1, Division 4 shall be amended and replaced with the base zones established in this division, as shown in Table 131-06A.

Table 131-06A
Industrial Zone Applicability

<table>
<thead>
<tr>
<th>Industrial Zone That Existed on December 31 1999</th>
<th>Applicable Zone of this Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>SR</td>
<td>IP-1-1</td>
</tr>
<tr>
<td>M-4P</td>
<td>IP-2-1</td>
</tr>
<tr>
<td>M-4B</td>
<td>II-2-1</td>
</tr>
<tr>
<td>M-SI</td>
<td>IS-1-1</td>
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<tr>
<td>M-1, M-1-A</td>
<td>II-3-1</td>
</tr>
<tr>
<td>M-2, M-2A, M-LI</td>
<td>III-2-1</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>II-1-1</td>
</tr>
<tr>
<td>No Existing Zone</td>
<td>III-1-1</td>
</tr>
</tbody>
</table>

§143.0410 General Development Regulations for Planned Development Permits

The following regulations are applicable to developments for which a Planned Development Permit is requested when identified in Table 143-04A.

(a) [No change.]

(b) Density and Intensity

(1) The number of dwelling units or total gross floor area to be built on the premises shall not exceed that set forth by the
applicable zone and the applicable land use plan except as permitted by 143.0410(a)(3)(D), and shall be based on the area of the entire premises. The dwelling units or gross floor area may be distributed without regard to the proposed lot boundaries.

(2) through (5) [No change.]

(c) through (j) [No change.]

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