

**Chapter 12**  
**Article 6: Development Permits**  
**Division 5: Site Development Permit Procedures**

**§126.0501** [No change in text.]

**§126.0502 When a Site Development Permit Is Required**

(a) through [No change in text.]

(b) A Site development Permit decided in accordance with Process Three is required for residential *development* that involves any of the following:

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

(6) Development of a small lot subdivision in accordance with Section 143.0365.

(c) through (g) [No change in text.]

**§126.0503 through §126.0505** [No change in text.]

**Chapter 13**  
**Article 1: Base Zones**  
**Division 4: Residential Base Zones**

**§131.0401 through §131.0420** [No change in text.]

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B** [No change in text.]

**Table 131-04B**  
**Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones										
	1st & 2nd >>		RM-										
	3rd >>		1-		2-		3-		4-		5-		
	4th >>		1	2	3	4	5	6	7	8	9	10	11
<b>Open Space through Agriculture</b> [No change in text.]													
<b>Residential</b>													
<i>Mobilehome Parks</i>													
<i>Multiple Dwelling Units</i>													
<i>Rooming House</i> [See Section 131.0112(a)(3)(A)]													

<b>Use Categories/ Subcategories</b> [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator		Zones												
	1st & 2nd >>		RM-												
	3rd >>		1-			2-			3-			4-		5-	
	4th >>		1	2	3	4	5	6	7	8	9	10	11	12	
<b>Single Dwelling Units</b>		P <sup>(13)</sup>			P <sup>(13)</sup>			P <sup>(13)</sup>			P		-		
<b>Separately Regulated Residential Uses through Signs</b> [No change in text.]															

Footnotes for Table 131-04B

<sup>1</sup> through <sup>12</sup> [No change in text.]

<sup>13</sup> Development of a small lot subdivision is permitted in accordance with Section 143.0365.

§131.0423 through §131.0466 [No change in text.]

**Chapter 14**  
**Article 2: General Development Regulations**  
**Division 4: Landscape Regulations**

§142.0401 [No change in Text.]

**§142.0402 When Landscape Regulations Apply**

- (a) [No Change in text.]
- (b) Table 142-04A provides the applicable regulations and type of permit required by this division for the landscaping required in conjunction with the specific types of *development* proposals. Any project that proposes more than one of the types of *development* shown is subject to all of the regulations for each type of *development*.

**Table 142-04A**  
**Landscape Regulations Applicability**

Type of <i>Development</i> Proposal			Applicable Regulations	Required Permit Type/ Decision Process
Column A	Column B	Column C <sup>(1)</sup>		
1. New <i>structures</i> that equal or exceed the <i>gross floor area</i> shown (Column B), and are proposing the type of <i>development</i> shown (Column C)			[No change in text.]	
through				
2. Additions to <i>structures</i> or additional <i>structures</i> on developed properties that exceed the <i>gross floor area</i> shown or that increase the <i>gross floor</i>				

<p>area by the percent shown (Column B), and are proposing the type of <i>development</i> shown (Column C)</p>	
<p>3. New permanent parking and <i>vehicular use area</i> for four or more vehicles including access to the spaces, excluding parking for <i>single dwelling unit</i> uses on a <i>single lot</i> in <i>single dwelling unit</i> zones <u>and small lot subdivisions in accordance with Section 143.0365</u></p>	<p>[No change in text.]</p>
<p>4. New temporary parking and <i>vehicular use area</i> for four or more vehicles including access to the spaces, excluding parking for <i>single dwelling unit</i> uses on a <i>single lot</i> in <i>single dwelling unit</i> zones  through 14. Commercial <i>development</i> with at least 1,000 square feet of landscape area</p>	<p>[No change in text.]</p>

**§142.0403** [No change in Text.]

**§142.0404 Street Yard and Remaining Yard Planting Area and Point Requirements**

When new *structures* or additions to *structures* are subject to this section in accordance with Table 142-04A, the planting area required and the plants necessary to achieve the number of plant points required in Table 142-04C shall be provided. The required planting area is determined by multiplying the total square footage of the *street yard* or *remaining yard* area on the *premises*, by the percentage shown in Table 142-04C, unless stated otherwise in the table. The required planting points are determined by multiplying the total square footage of the *street yard* or *remaining yard* area on the *premises*, by the points shown in the table. The required planting area and plant points for the *street yard* shall be located within the *street yard*. The required planting area and plant points for the *remaining yard* shall be located within the *remaining yard*.

**Table 142-04C  
Street Yard and Remaining Yard Planting Requirements**

<p><b>Type of <i>Development</i> Proposal (6)</b></p>	<p><b>Type of Yard</b></p>	<p><b>Planting Area Required</b> (Percentage of total <i>yard</i> area unless otherwise noted below)<sup>(1)</sup></p>	<p><b>Plant Points Required<sup>(1)</sup></b></p>
<p><i>Multiple Dwelling Unit Residential Development</i> through <i>Condominium Street Conversion</i></p>	<p>[No change in text.]</p>		
<p><u><i>Small Lot Subdivision</i></u></p>	<p><u><i>Street Yard</i></u></p>	<p><u>50%<sup>(5)</sup></u></p>	<p><u>0.5 points per square foot of total <i>street yard</i> area</u></p>
<p>Commercial <i>Development</i>, or Industrial <i>Development</i> in Commercial Zones through</p>	<p><u><i>Remaining Yard</i></u></p>	<p><u>N/A</u></p>	<p>[No change in text.]</p>

Large retail establishments in any Industrial Zone.	
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Footnotes to Table 142-04C [No change in text.]

§142.0405 through §142.0413 [No change in Text.]

**Chapter 14**  
**Article 2: General Development Regulations**  
**Division 5: Parking Regulations**

§142.0501 through §142.0521 [No change in text.]

**§142.0525 Multiple Dwelling Unit Residential Uses – Required Parking Ratios**

- (a) Minimum Required Parking Spaces. The required automobile parking spaces, motorcycle parking spaces, and bicycle parking spaces for *development of multiple dwelling units*, whether attached or detached, and related and *accessory uses* are shown in Table 142-05C. Other allowances and requirements, including the requirement for additional common area parking for some projects, are provided in Section 142.0525(b) through (d).

**Table 142-05C**  
**Minimum Required Parking Spaces for**  
**Multiple Dwelling Units and Related Accessory Uses**

Multiple Dwelling Unit Type and Related and Accessory Uses	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle <sup>(5)</sup> Spaces Required Per Dwelling Unit
	Basic <sup>(1)</sup>	Transit Area <sup>(2)</sup>	Parking Impact <sup>(4)</sup>		
Studio up to 400 square feet through Residential care facility (6 or fewer persons)	[No change in text.]				
<u>Small lot subdivision in accordance with Section 143.0365</u>					
<u>Studio up to 400 square feet</u>	<u>1.25</u>	<u>1.0</u>	<u>1.5</u>	<u>N/A</u>	<u>N/A</u>
<u>1 bedroom or studio over 400 square feet</u>	<u>1.5</u>	<u>1.25</u>	<u>1.75</u>	<u>N/A</u>	<u>N/A</u>
<u>2+ bedrooms</u>	<u>2.0</u>	<u>1.75</u>	<u>2.25</u>	<u>N/A</u>	<u>N/A</u>
Transitional care facility (6 or fewer persons) through Accessory uses (Spaces per square feet(7))	[No change in text.]				

Footnotes for Table 142.05C [No change in text.]

(b) through (d) [No change in text.]

§142.0527 through §142.0560 [No change in text.]

**Chapter 14**  
**Article 3: Supplemental Development Regulations**  
**Division 3: Supplemental Neighborhood Development Permit**  
**and Site Development Permit Regulations**

§143.0301 [No change in text.]

**§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply**

This division applies to any *development* proposal for which a Neighborhood Development Permit or Site Development Permit is required as described in Sections 126.0402 and 126.0502, in accordance with table 143-03A.

**Table 143-03A**  
**Supplemental Neighborhood Development Permit or Site Development Permit Regulations Applicability**

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision /Process
Affordable Infill Housing and Sustainable building Projects with Deviations through Mission trails Design District	[No change in text.]	
<u>Development of a small lot subdivision in accordance with Section 143.0365</u>	<u>143.0303, 143.0305, 143.0310, 143.0365, 143.0375</u>	<u>SDP/Process Three</u>
<i>Development</i> Within the Urban Village Overlay Zone through Clairemont Mesa Height Limit Overlay Zone	[No change in text.]	

**Legend to Table 143-03A** [No change in text.]

§143.0303 through §143.0360 [No change in text.]

**§143.0365 Supplemental Site Development Permit Regulations for Small Lot Subdivisions**

The purpose of these regulations is to provide supplemental *development* regulations for *development of single dwelling units in a small lot subdivision*. The intent is to encourage *development* of fee simple housing on small lots in order to provide a space efficient and economical alternative to traditional *single dwelling unit development*. It is also the intent of these regulations to provide pedestrian friendly *developments* that are appropriate to neighborhood character.

The following supplemental regulations apply to a Site Development Permit for a small lot subdivision.

- (a) A small lot subdivision development is permitted in the RM-1-1 through RM-3-8 (Residential Multiple Unit) Zones, and comparable zones within Planned District Ordinances.
- (b) The maximum number of bedrooms in a dwelling unit shall be three.
- (c) A small lot subdivision development shall comply with the regulations in Table 143-03C and the supplemental regulations in this Section. Unless stated otherwise, the regulations apply to the subdivided lot.

**Table 143-03C**  
**Development Regulations for Small Lot Subdivisions**

<b><u>Max permitted density pre-subdivided lot (DU per lot)</u></b>	
<u>Pre-subdivided lot</u>	<u>Per the base zone</u>
<u>Subdivided lot</u>	<u>1</u>
<b><u>Min lot area (sf)</u></b>	<u>sf per DU of base zone maximum permitted density</u>
<b><u>Min lot dimensions</u></b>	
<u>Pre-subdivided lot</u>	
<u>Lot width (ft)</u>	<u>25</u>
<u>Lot Depth (ft)</u>	<u>50</u>
<u>Street Frontage (ft) [See Section 131.0442(a)]</u>	<u>25</u>
<u>Subdivided lot</u>	
<u>Lot width (ft)</u>	<u>=</u>
<u>Lot Depth (ft)</u>	<u>=</u>
<u>Street Frontage (ft) [See Section 131.0442(a)]</u>	<u>=</u>
<b><u>Setback requirements</u></b>	<u>per the base zone<sup>(1)</sup></u>
<b><u>Maximum Lot coverage</u></b>	<u>=</u>
<b><u>Setback requirements for resubdivided corner lots [See Section 113.0246(f)]</u></b>	<u>applies</u>
<b><u>Max structure height (ft)</u></b>	
<u>RM-1-1, RM-1-2, and RM-1-3</u>	<u>36<sup>(4)</sup></u>
<u>RM-2-4, RM-2-5, and RM-2-6</u>	<u>40<sup>(5)</sup></u>

**Table 143-03C**  
**Development Regulations for Small Lot Subdivisions**

<u>RM-3-7 and RM-3-8</u>	<u>40</u>
<u>Lot coverage for sloping lots [See Section 131.0445(a)]</u>	<u>applies</u>
<u>Max floor area ratio</u>	<u>per the base zone<sup>(2)</sup></u>
<u>Max paving/ hardscape [See Section 131.0447]</u>	<u>applies</u>
<u>Accessory uses and structures [See Section 131.0448(a),(b)]</u>	<u>applies</u>
<u>Garage regulations [See Section 131.0449(a)]</u>	<u>applies</u>
<u>Building spacing [See Section 131.0450]</u>	<u>=</u>
<u>Max third story dimensions [See Section 131.0460]</u>	<u>=</u>
<u>Architectural projections and encroachments [See Section 131.0461(a)]</u>	<u>applies</u>
<u>Supplemental requirements [See Section 131.0464(a)]</u>	<u>applies</u>
<u>Bedroom regulation</u>	<u>applies<sup>(3)</sup></u>
<u>Refuse and Recyclable Material Storage [See Section 142.0805]</u>	<u>applies</u>

Footnotes for Table 143-03C

- <sup>1</sup> Only the setbacks that apply to the pre-subdivided lot must be maintained, except that if the pre-subdivided small lot subdivision development covers more than one lot, the setback shall not be required for internal lot lines of the pre-subdivided lot.
- <sup>2</sup> Per the base zone except that reservation of floor area ratio for parking shall not be required.
- <sup>3</sup> On lots less than 10,000 square feet a single dwelling unit shall be limited to 6 bedrooms maximum.
- <sup>4</sup> Section 131.0444(e) applies the building envelope only at the front and side setback lines of the pre-subdivided lot.
- <sup>5</sup> Section 131.0444(f) applies the building envelope only at the front and side setback lines of the pre-subdivided lot.

(d) Required exterior open space.

(1) A minimum of 200 square feet of exterior useable open space per dwelling unit shall be provided within the small lot subdivision.

(2) Of the 200 square-foot minimum, a minimum of one private exterior useable open space per dwelling unit shall be provided measuring 60 square feet with a minimum dimension of no less than 6 feet.

(e) A Mutual Maintenance and Access Agreement for maintenance of common utility and service connections, driveways, and all other facilities used in common shall be recorded prior to issuance of a certificate of occupancy.

(f) Parking requirements and parking site design shall comply with the following regulations and Chapter 14, Article 2, Division 5 (Parking Regulations) for single dwelling units, where there is a conflict the requirements of this section shall apply.

- (1) The number of off-street parking spaces shall be consistent with the ratios for small lot subdivision in Table 142-05C.
- (2) Required parking shall be provided on each lot, or within a common parking area, or in a combination of the two.
- (3) Tandem parking is permitted provided the tandem spaces are assigned to the same dwelling unit.
- (4) A maximum of one driveway curb cut shall be permitted for each 50 feet of pre-subdivided street frontage.
- (5) Driveway width shall be determined based on the size of the lot, the number of parking spaces within the small lot subdivision, and location inside or outside of the Parking Impact Overlay Zone. Refer to Tables 143-03D for the applicable minimum and maximum driveway widths.
- (6) Required onsite parking may be provided within a garage, a carport, or an unenclosed parking space.

**Table 143-03D**  
**Driveway Width**

<b><u>Pre-subdivided lots greater than 50 feet in width</u></b>					
<b><u>Parking Spaces in Small Lot Subdivision</u></b>	<b><u>Minimum Width</u></b>		<b><u>Maximum Width</u></b>		<b><u>Maximum Width in Parking Impact Overlay Zone</u></b>
	<b><u>One-Way</u></b>	<b><u>Two-Way</u></b>	<b><u>One-Way</u></b>	<b><u>Two-Way</u></b>	
<b><u>10 or fewer</u></b>	<b><u>12 feet</u></b>		<b><u>25 feet</u></b>		<b><u>12 feet</u></b>
<b><u>More than 10</u></b>	<b><u>14 feet</u></b>	<b><u>20 feet</u></b>	<b><u>20 feet</u></b>	<b><u>25 feet</u></b>	<b><u>20 feet</u></b>
<b><u>Pre-subdivided lots 50 feet or less in width</u></b>					
	<b><u>Minimum Width</u></b>		<b><u>Maximum Width</u></b>		<b><u>Maximum Width in Parking Impact Overlay Zone</u></b>
	<b><u>One-Way</u></b>	<b><u>Two-Way</u></b>	<b><u>One-Way</u></b>	<b><u>Two-Way</u></b>	
<b><u>10 or fewer</u></b>	<b><u>12 feet</u></b>		<b><u>20 feet</u></b>		<b><u>12 feet</u></b>
<b><u>More than 10</u></b>	<b><u>14 feet</u></b>	<b><u>20 feet</u></b>	<b><u>20 feet</u></b>	<b><u>25 feet</u></b>	<b><u>20 feet</u></b>

- (g) The planting requirements shall be in accordance with the requirements for small lot Subdivisions in Table 142-04C.

§143.0375 and §143.0380 [No change in text.]



**Chapter 15**  
**Planned Districts**  
**Article 1: Planned Districts**  
**Division 1: General Provisions for Planned Districts**

§151.0101 through §151.0102 [No change in text.]

**§151.0103    Applicable Regulations**

- (a)    [No change in text.]
- (b)    The following regulations apply in all planned districts:
  - (1) through (8) [No change in text.]

(9)    Supplemental Site Development Permit Regulations for Small Lot Subdivisions contained in Land Development Code Section 143.0365.

