

ZONING & ADU ANALYSIS

PROJECT SITE LOCATION:

917, 921, & 1011 NORTH FIRST STREET
EL CAJON, CA 92021

PREPARED FOR:

Dominick Shamoun

PREPARED BY:

ZAAP INC.

MAY 2024

SHEET INDEX

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For full County of San Diego Zoning Ordinance visit:
<https://www.sandiegocounty.gov/content/sdc/pds/zoning.html>

484 - 18
SHT 1 OF 2
1"=100'

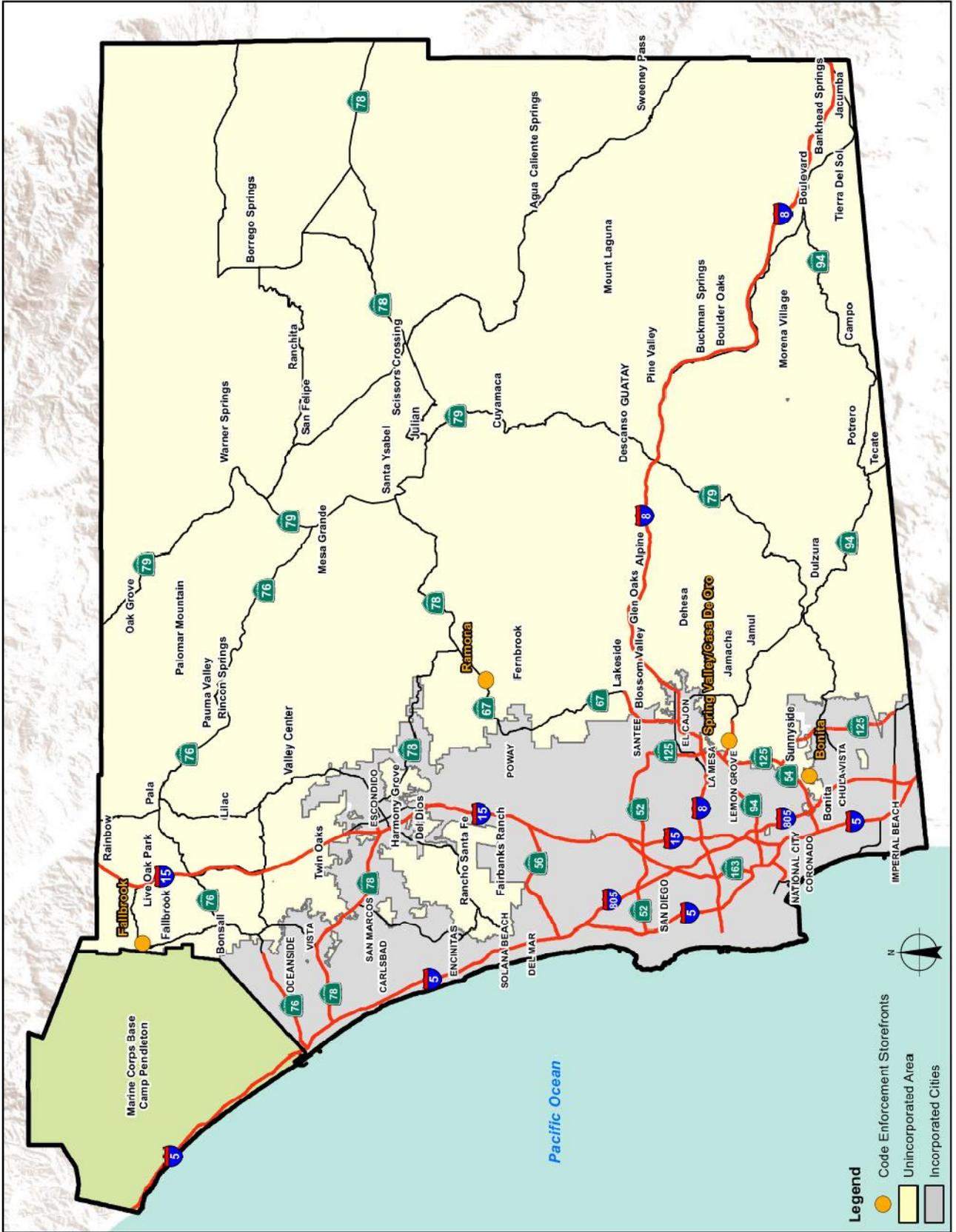
1st PAR 1 SEE MAP 2748-37-158

10
SHT 2

03
PARCEL INDEX

01/03/2024 SD

| CHANGES | | BLK OLD NEW/CUT | |
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PROPERTY PROFILE

PARCEL 1:

ADDRESS: 917 N 1st STREET
EL CAJON, CA 92021
APN: 484-184-24-00
LEGAL DESCRIPTION: TR 1856 BLK 17*LOT 10*/EXC S 42 FT/ S 12
LOT SIZE: ≈11,363 SF

PARCEL 2:

ADDRESS: 921 N 1st STREET
EL CAJON, CA 92021
APN: 484-184-25-00
LEGAL DESCRIPTION: TR 1856 BLK 17*LOT 10*N 50 FT*
LOT SIZE: ≈6,809 SF

PARCEL 3:

ADDRESS: 1011 N 1st STREET UNITS A & B
EL CAJON, CA 92021
APN: 484-183-04-00
LEGAL DESCRIPTION: TR 1856 BLK 17*LOT 11*MOST S PAR AS PER ROS 4460*
LOT SIZE: ≈ 21,391 SF

ZONE: RV
OVERLAY ZONES: N/A
PLANNING AREA: LAKESIDE
FIRE DISTRICT: SAN MIGUEL FIRE PROTECTION DISTRICT

DEVELOPMENT REGULATIONS SUMMARY¹

[CSD PART FOUR SEC. 4008]

MAX. RESIDENTIAL UNITS PER LOT: Doesn't apply

[CSD PART FOUR SEC. 4008 & SEC. 4200]

MIN. LOT AREA: 6,000 SF

[CSD PART FOUR SEC. 4008 & SEC. 4300; DESIGNATION K]

BUILDING TYPE ALLOWED: Single detached, Semi-detached, duplex or double detached, stacked, triplex, three unit multiple, attached, three to eight dwelling units, and multi-dwelling.

[CSD PART FOUR SEC. 4008 & SEC. 4400]

MAX. FLOOR AREA: Doesn't apply

[CSD PART FOUR SEC. 4008 & SEC 4500]

MAX. F.A.R.: Doesn't apply

[CSD PART FOUR SEC. 4008 & SEC 4600; DESIGNATION G]

MAX. BUILDING/STRUCTURE HT.: 35'-0"; 2 stories max.

[CSD PART FOUR SEC. 4008 & SEC 4700]

LOT COVERAGE: Doesn't apply

[CSD PART FOUR SEC. 4008 & SEC 4800; DESIGNATION J]

SETBACKS: MIN. FRONT 50'-0" (measure from centerline of abutting public street)

Any front yard setback (FYSB) requirement shall be deemed to be met when the FYSB provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are:

1. Within the same zone;
2. On the same side of the street; and
3. Within the same block or within 300 feet in either direction from the subject property, whichever distance is less.

MIN. INT. SIDE 5'-0"

MIN. EXT. SIDE 35'-0"

This may apply to 484-184-24-00 since next to canal and alley but would need to be confirmed by AHJ

REAR 25'-0"

[CSD PART FOUR SEC. 4008 & SEC 4900; DESIGNATION F]

OPEN SPACE: Private 100, Group 150

[CSD PART FIVE; DESIGNATION C]

SPECIAL AREA REGULATIONS: Airport Land Use Compatibility Plan Area (section 5250-5260)

1 Reference Sheet Index for County of San Diego section for full details

DEVELOPMENT REGULATIONS SUMMARY¹

ADDITIONAL REGULATIONS:

[CSD PART FOUR SEC. 4841]

REQ'D DISTANCE B/T

ACCESSORY BUILDINGS:

Walls minimum 6 feet to any main building walls or other accessory building walls on the same lot or building site.

Eaves minimum 4 feet to any main building eaves or other accessory building eaves on the same lot or building site.

When the distance is less than listed above, buildings will be deemed attached.

[CSD PART FOUR SEC. 4841]

SETBACKS FOR DETACHED

ACCESSORY BUILDINGS:

Interior and rear: Walls minimum 3'-0" and eaves minimum 2'-0"

If detached accessory building encroaches setbacks, maximum size shall be 1000 SF.

The combined area of all detached accessory building encroaching setbacks, shall not exceed 1000 SF.

¹ Reference County of San Diego section for full details

ADU REGULATIONS SUMMARY

SUMMARY BASED ON PDS-611 (01/01/2023)

PARCEL 1:

ADDRESS: 917 N 1st STREET
EL CAJON, CA 92021

APN: 484-184-24-00

SQ FT BASED ON BUILDING RECORD: 1,782 SF

MAX. SF. OF ADU: ATTACHED: 1,782 SF / 2 = 891 SF
DETACHED: 1,200 SF

PARCEL 2:

ADDRESS: 921 N 1st STREET
EL CAJON, CA 92021

APN: 484-184-25-00

SQ FT BASED ON BUILDING RECORD: ATTACHED: 930 SF / 2 = 465 SF
DETACHED: 1,200 SF

NOTE: PARCEL 2 is not likely to be eligible for an ADU as the County Assessor Building Record shows an apartment and ADU's are not allowed on lots that have an existing accessory apartment.

PARCEL 3:

ADDRESS: 1011 N 1st STREET
EL CAJON, CA 92021

APN: 484-183-04-00

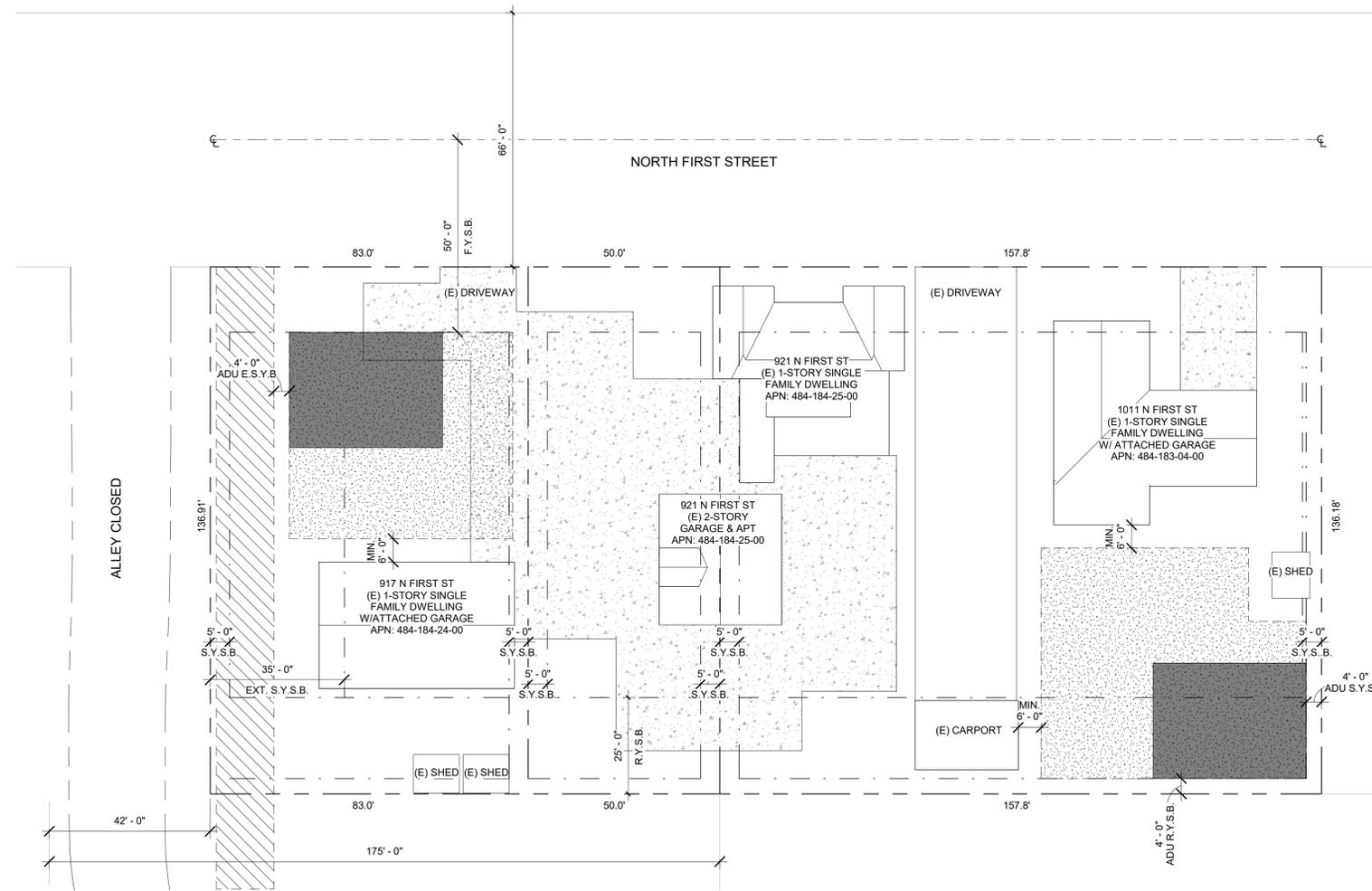
SQ FT BASED ON BUILDING RECORD: ATTACHED: 1,334 SF + 230 SF = 1,564 SF / 2 = 782 SF
DETACHED: 1,200 SF

NOTE: PARCEL 3 may be eligible for two ADUs if it is a duplex, however the County Assessor Building Record shows it is a Single-Family Dwelling unit.

1. Maximum height of detached ADU = 25'-0"
2. Minimum side and back setbacks = 4'-0"
3. Parking is not required to be provided since property is within one-half mile of public transit
4. There is a provision that allowed for properties that have 2 or more existing, non-conforming Single-Family Dwellings and are in a residential zone that allows for one Single-Family Dwelling, can have an ADU.
5. JADUs, which are a maximum of 500 SF and within an existing Single-Family Dwelling, is allowed in addition to the ADU.



② SITE PLAN OVERLAY ON GOOGLE MAP
1" = 20'-0"



① SITE PLAN
1" = 20'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- - - SETBACK LINES
- ⊕ CENTER LINE
- [Pattern] IMPERVIOUS AREA
- [Pattern] AREA ADU CAN BE SITUATED
- [Pattern] POTENTIAL 1200 SF ADU LOCATION
- [Pattern] CANAL

PRELIM. SITE PLAN NOTES

- LOCATION AND DIMENSIONS OF EXISTING BUILDINGS APPROXIMATE UNTIL A FORMAL SURVEY IS ACQUIRED BY OWNER. FOR PURPOSE OF PRELIMINARY SITE PLAN, COUNTY ASSESSOR PARCEL MAP, COUNTY ASSESSOR BUILDING RECORDS, AND GOOGLE EARTH WERE UTILIZED.
- WHEN STRUCTURES ARE LOCATED LESS THAN 5'-0" FROM A PROPERTY LINE WALL AND/OR EAVE TO BE 1-HR FIRE-RATED CONSTRUCTION.



ZIEBARTH ASSOCIATES
ARCHITECTURE + PLANNING

2900 FOURTH AVENUE #204
SAN DIEGO, CA 92103
PHONE: 619.233.6450
WEB: www.zaap.biz

FIRST ST ZONING ANALYSIS
917, 921, & 1011 N FIRST STREET
EL CAJON | CA | 92021

REVISIONS

| DATE | DESCRIPTION | # |
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DATE: 05.21.2024

DRAWN: JV

JOB: 24520

AHJ:

SHEET TITLE:

SITE PLAN

SHEET NO:

A001

PART TWO: USE REGULATIONS

GENERAL PROVISIONS

2000 GENERAL INTENT OF THE USE REGULATIONS.

The provisions of Sections 2000 through 2999 and Sections 8000 through 8999, inclusive, shall be known as the San Diego County Use Regulations and Village Regulations respectively. The purpose of these provisions is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.

(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2005 USE DESIGNATOR REQUIRED.

A Use Designator or Village Designator shall be required as a component of all zones within San Diego County. The Use Designator or Village Designator, together with Animal Designator (if required) as specified in Section 3000 through Section 3999, inclusive; Development Designator as specified in Section 4000 through Section 4999, inclusive; and any applicable Special Area Designator as specified in Section 5000 through 5999, inclusive, shall describe a zone which prescribes regulations of land uses within San Diego County.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10217 (N.S.) adopted 7-25-12)

2010 BUILDING ENCLOSURE.

The uses classified within the use types listed for each Use Designator shall be conducted in the type of building enclosure as set forth in the Enclosure Regulations commencing at Section 6800.

2060 CONSISTENT USE REGULATION.

A consistent Use Regulation as indicated by the symbol (●) is a Use Regulation which is consistent with the indicated Land Use Designation to which it is applied unless precluded by the General Plan, Community Plan or Specific Plan with consideration given to terrain, access, hazards, community character, lot configuration, lot size, drainage, adjacent land use, traffic congestion, noise, air pollution, other factors affecting health, safety or welfare or any other relevant issue.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2070 SPECIAL CIRCUMSTANCES.

A Use Regulation as indicated by the symbol (o) is a Use Regulation which may be applied in special circumstances with a corresponding Land Use Designation and shall meet one of the following:

- a. The existing Use Regulation was in effect prior to the adoption of the current Land Use Designation; or
- b. The property or area meets the findings in Section 2072 below.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

2072 SPECIAL CIRCUMSTANCES REGULATIONS.

The following findings shall be met in order to find that a Use Regulation is consistent under Special Circumstances with the compatibility matrix, Section 2050:

- a. The Use Regulation is consistent with the applicable community plan.
- b. The Use Regulation is consistent with, or applied under special circumstances in, the majority of Land Use Designations that border the subject parcel(s).
- c. The Use Regulation is compatible with the surrounding land uses, with consideration given to:
 1. Density or intensity of potential uses;
 2. Availability of public facilities, services and utilities;
 3. Harmony with the neighborhood character;
 4. Capacity and character of surrounding streets; and
 5. Any other relevant impact of the potential use.

- d. A General Plan Amendment to an appropriate Land Use Designation that would allow for the Use Regulation to be consistent and therefore not a special circumstance, is infeasible as determined by the Director after consideration of the General Plan and applicable Community Plan.
- e. Additionally, a study shall be submitted by the applicant that the proposed Use Regulation meets at least one of the following:
 - 1. There is a demonstrated need for the potential uses of the proposed Use Regulation and there is insufficient land suitably zoned in the Community Planning Area to meet the demonstrated need. Additionally, the application of the proposed Use Regulation would not result in a scarcity of the existing Use Regulation within the community planning area or;
 - 2. The site characteristics make it physically impossible to implement uses allowed with the existing Use Regulation. Such constraints may include, but are not limited to lot configuration, lot size, topography, drainage, adjacent land use, access, traffic congestion, noise, air pollution or other factors affecting health, safety or welfare.

The study submitted subject to e.1 or e.2 shall be reviewed by the Director and included as part of the rezone findings for consideration.

(Added by Ord. No. 10217 (N.S.) adopted 7-25-12)

RESIDENTIAL USE REGULATIONS

- RS SINGLE FAMILY RESIDENTIAL USE REGULATIONS
- RD DUPLEX/TWO FAMILY RESIDENTIAL USE REGULATIONS
- RM MULTI-FAMILY RESIDENTIAL USE REGULATIONS
- RV VARIABLE FAMILY RESIDENTIAL USE REGULATIONS

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

2100 INTENT.

The provisions of Section 2100 through Section 2109, inclusive, shall be known as the RS Single Family Residential Use Regulations, the RD Duplex/ Two Family Residential Use Regulations, the RM Multi-Family Residential Use Regulations, or the RV Variable Family Residential Use Regulations, depending on the building type specified in the title. These Use Regulations are intended to create and enhance areas where family residential uses are the principal and dominant use and where certain civic uses are conditionally permitted when they serve the needs of residents. Typically, these Use Regulations would be applied to rural, suburban, and urban areas where adequate levels of public service are available and where there is a desire to create residential neighborhoods and to maintain such neighborhoods once developed. Application of the appropriate Use Regulations with appropriate development designators can create a traditional, exclusively single-family residential area, a duplex or two-family residential area, a multi-family residential area, or an area with a combination of single family, duplex, two-family or multi-family dwellings.

2102 PERMITTED USES.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations:

a. Residential Use Types.

Family Residential

b. Civic Use Types.

Essential Services

Fire Protection Services (see Section 6905)

c. Agricultural Use Types.

Horticulture: Cultivation

Tree Crops

Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

2103

2103 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the RS, RD, RM and RV Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Mobilehome Residential "18"

b. Commercial Use Types.

Recycling Collection Facility, Small "2"

(Added by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2104 USES SUBJECT TO MINOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities
Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Civic, Fraternal or Religious Assembly
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Major Impact Services and Utilities
Parking Services
Postal Services

2105

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

(Amended by Ord. No. 5612 (N.S.) adopted 10-10-79)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6984 (N.S.) adopted 7-03-85)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

2106 USES SUBJECT TO MAJOR USE PERMIT IN CERTAIN PLANNED DEVELOPMENTS. The following use types are permitted by the RS, RD, RM, and RV Use Regulations if approved by a major use permit as part of a Planned Development which has the minimum site area required by Section 6610 and which is developed pursuant to the Planned Development Standards commencing at Section 6600.

a. Commercial Use Types.

Administrative and Professional Services
 Agricultural and Horticultural Sales (all types)
 Automotive and Equipment: Parking
 Business Support Services
 Convenience Sales and Personal Services
 Eating and Drinking Establishments
 Financial, Insurance and Real Estate Services
 Food and Beverage Retail Sales
 Medical Services
 Participant Sports and Recreation (all types)
 Personal Services, General
 Retail Sales: General
 Retail Sales: Specialty
 Spectator Sports and Entertainment: Limited

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5878 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6187 (N.S.) adopted 11-18-81)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

USE MATRIX

2990 USE MATRIX.

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Use Regulations contained in Sections 2100 through 2989, inclusive.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

| USE TYPES | RESIDENTIAL | | | | | | | | | | | | | | | | | CIVIC | | | | | | | | | | | | | | | | | Use Regulations |
|-----------|-------------|------|------|------|------|------------------|------|------|------|------|------|------|------|------|------|------|------|-------|------|------|------|------|------|-------------------------------------|----------------------------------|--|----------------------|--|--|--|--|--|--|--|-----------------|
| | 1250 | 1260 | 1265 | 1280 | 1300 | See Section 6816 | 1310 | 1315 | 1320 | 1325 | 1330 | 1332 | 1334 | 1335 | 1340 | 1345 | 1346 | 1348 | 1350 | 1355 | 1360 | 1365 | 1375 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | RESIDENTIAL | | | | | | | | | | |
| RS | ● | | | 18 | | ● | ● | | M | | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RS Single-Family Residential | | | | | | | | | |
| RD | ● | | | 18 | | ● | ● | | M | | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RD Duplex/Two-Family Residential | | | | | | | | | |
| RM | ● | | | 18 | | ● | ● | | M | | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RM Multi-Family Residential | | | | | | | | | |
| RV | ● | | | 18 | | ● | ● | | M | | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RV Variable Family Residential | | | | | | | | | |
| RU | ● | ● | | 18 | | ● | ● | | M | M | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RU Urban Residential | | | | | | | | | |
| RMH | ● | | | 18 | | ● | ● | | M | | M | M | M | M | | ● | S | M | | M | M | m | M | M | m | RMH Mobilehome Residential | | | | | | | | | |
| RR | ● | M | | 18 | | ● | ● | m | M | M | M | M | M | M | | ● | S | M | M | | M | M | m | M | M | m | RR Rural Residential | | | | | | | | |
| RRO* | ● | M | | 18 | | ● | ● | m | M | M | M | M | M | M | | ● | S | | | M | M | m | M | M | m | RRO* Recreation-Oriented Residential | | | | | | | | | |
| RC | ● | ● | | 18 | | ● | ● | | M | M | ● | M | ● | | ● | S | ● | | ● | M | M | m | M | M | ● | RC Residential-Commercial | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | COMMERCIAL | | | | | | | | | |
| C30 | | | | | | ● | ● | | ● | ● | ● | M | ● | ● | ● | S | | ● | M | M | m | ● | M | ● | C30 Office-Professional | | | | | | | | | | |
| C31 | ● | ● | | | | ● | ● | | ● | ● | ● | M | ● | ● | ● | S | ● | M | M | m | ● | M | ● | C31 Residential/Office Professional | | | | | | | | | | | |
| C32 | 1 | | | | | ● | ● | | M | M | M | M | ● | | ● | S | | ● | M | M | m | M | M | ● | C32 Convenience Commercial | | | | | | | | | | |
| C34* | ● | ● | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | ● | M | m | ● | ● | ● | C34* Gen. Commercial/Residential | | | | | | | | | | |
| C35 | M | | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | ● | M | m | ● | ● | ● | C35 Gen. Comm./Ltd. Residential | | | | | | | | | | |
| C36 | 1 | M | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | ● | M | ● | ● | ● | ● | C36 General Commercial | | | | | | | | | | |
| C37 | 1 | M | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | ● | M | ● | ● | ● | ● | C37 Heavy Commercial | | | | | | | | | | |
| C38 | 1 | | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | M | M | ● | ● | ● | ● | C38 Service Commercial | | | | | | | | | | |
| C40 | 1 | | | | | ● | ● | | ● | ● | ● | ● | ● | ● | ● | S | ● | ● | ● | M | m | ● | ● | ● | C40 Rural Commercial | | | | | | | | | | |
| C42* | 20 | | | | | ● | ● | | | | | | | | | ● | | | | | m | ● | | | C42* Visitor Serving Commercial | | | | | | | | | | |
| C44 | | | | | | ● | ● | | M | M | M | M | ● | | ● | S | | ● | M | M | m | M | M | ● | C44 Freeway Commercial | | | | | | | | | | |
| C46* | | | | | | ● | ● | | M | M | ● | M | ● | | ● | S | ● | ● | M | M | m | ● | M | ● | C46* Medical Center | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | INDUSTRIAL | | | | | | | | | |
| M50 | | | | | | ● | ● | | M | ● | M | ● | M | ● | ● | S | | ● | M | M | m | ● | ● | m | M50 Basic Industrial | | | | | | | | | | |
| M52 | | | | | | ● | ● | | M | ● | M | ● | M | ● | ● | S | | ● | M | M | m | ● | ● | m | M52 Limited Impact Industrial | | | | | | | | | | |
| M54 | | | | | | ● | ● | | M | ● | M | ● | M | ● | ● | S | | ● | M | M | ● | ● | ● | m | M54 General Impact Industrial | | | | | | | | | | |
| M56+ | | | | | | ● | ● | | M | ● | M | ● | M | ● | ● | S | | ● | M | M | ● | ● | ● | m | M56+ Mixed Industrial | | | | | | | | | | |
| M58 | | | | | | ● | ● | | M | ● | M | ● | M | ● | ● | S | | ● | M | M | ● | ● | ● | m | M58 High Impact Industrial | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | AGRICULTURAL | | | | | | | | | |
| A70 | ● | M | | 18 | | ● | ● | m | M | M | M | M | M | M | | ● | S | M | m | M | M | m | M | M | m | A70 Limited Agriculture | | | | | | | | | |
| A72 | ● | M | | 18 | | ● | ● | m | M | M | M | M | M | M | | ● | S | M | S | M | M | m | M | M | m | A72 General Agriculture | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | SPECIAL PURPOSE | | | | | | | | | |
| S80* | ● | | | | | ● | ● | | M | M | M | M | M | M | | ● | S | | | M | M | m | M | M | m | S80* Open Space | | | | | | | | | |
| S81 | | | | | | ● | ● | | | | | | | | | ● | | | | | | | | | | S81 Ecological Resource Area | | | | | | | | | |
| S82 | | | | | | ● | ● | | M | M | M | M | M | | | ● | S | | m | M | M | m | M | M | | S82 Extractive | | | | | | | | | |
| S86 | | | | | | ● | ● | | | | | | | | | ● | S | | m | | | m | ● | | | S86 Parking | | | | | | | | | |
| S88+ | ● | | | | | ● | ● | ● | | | | | | | | ● | S | | m | | m | | | | | S88+ Specific Plan Area | | | | | | | | | |
| S90+ | ● | M | | | | ● | ● | | m | M | M | M | M | M | | ● | S | M | m | M | M | m | M | M | m | S90+ Holding Area | | | | | | | | | |
| S92 | ● | M | | | | ● | ● | | m | M | M | M | M | M | | ● | S | M | S | M | M | m | M | M | m | S92 General Rural | | | | | | | | | |
| S94+ | | | | | | ● | ● | m | M | M | | M | M | | | ● | S | | m | | M | m | m | M | | S94+ Transportation & Utility Corridor | | | | | | | | | |
| SWF | | | | | | ● | ● | | | | | | | | | | | | | | ● | | | | | SWF Solid Waste Facility | | | | | | | | | |

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

| USE TYPES COMMERCIAL (cont.) | USE REGULATIONS | | | | | | | | | | | | |
|---------------------------------|--------------------------|------|------|------|------|------|------|------|------|------|------|--|--|
| | 1400 See Section 6816 | 1505 | 1510 | 1512 | 1513 | 1515 | 1520 | 1525 | 1530 | 1535 | 1540 | | |
| | | | | | | | | | | | | | RESIDENTIAL |
| | | | | | | | | | | | | | RS Single-Family Residential |
| | | | | | | | | | | | | | RD Duplex/Two-Family Residential |
| | | | | | | | | | | | | | RM Multi-Family Residential |
| | | | | | | | | | | | | | RV Variable Family Residential |
| | | | | | | | | | | | | | RU Urban Residential |
| | | | | | | | | | | | | | RMH Mobilehome Residential |
| | | | | | | | | | | | | | RR Rural Residential |
| | | | | | | | | | | | | | RRO* Recreation-Oriented Residential |
| | | | | | | | | | | | | | RC Residential-Commercial |
| | | | | | | | | | | | | | COMMERCIAL |
| | | | | | | | | | | | | | C30 Office-Professional |
| | | | | | | | | | | | | | C31 Residential/Office Professional |
| | | | | | | | | | | | | | C32 Convenience Commercial |
| | | | | | | | | | | | | | C34* Gen. Commercial/Residential |
| | | | | | | | | | | | | | C35 Gen. Comm./Ltd. Residential |
| | | | | | | | | | | | | | C36 General Commercial |
| | | | | | | | | | | | | | C37 Heavy Commercial |
| | | | | | | | | | | | | | C38 Service Commercial |
| | | | | | | | | | | | | | C40 Rural Commercial |
| | | | | | | | | | | | | | C42* Visitor Serving Commercial |
| | | | | | | | | | | | | | C44 Freeway Commercial |
| | | | | | | | | | | | | | C46* Medical Center |
| | | | | | | | | | | | | | INDUSTRIAL |
| | | | | | | | | | | | | | M50 Basic Industrial |
| | | | | | | | | | | | | | M52 Limited Impact Industrial |
| | | | | | | | | | | | | | M54 General Impact Industrial |
| | | | | | | | | | | | | | M56+ Mixed Industrial |
| | | | | | | | | | | | | | M58 High Impact Industrial |
| | | | | | | | | | | | | | AGRICULTURAL |
| | | | | | | | | | | | | | A70 Limited Agriculture |
| | | | | | | | | | | | | | A72 General Agriculture |
| | | | | | | | | | | | | | SPECIAL PURPOSE |
| | | | | | | | | | | | | | S80* Open Space |
| | | | | | | | | | | | | | S81 Ecological Resource Area |
| | | | | | | | | | | | | | S82 Extractive |
| | | | | | | | | | | | | | S86 Parking |
| | | | | | | | | | | | | | S88+ Specific Plan Area |
| | | | | | | | | | | | | | S90+ Holding Area |
| | | | | | | | | | | | | | S92 General Rural |
| | | | | | | | | | | | | | S94+ Transportation & Utility Corridor |
| | | | | | | | | | | | | | SWF Solid Waste Facility |

Commercial continued on next page

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
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USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

| USE TYPES | COMMERCIAL (cont.) | | | | | | | | | | INDUSTRIAL | | | | | Use Regulations | |
|------------------------|--------------------|------------------|------|----------|-----------------------|------------|-----------|-------------|-------------------|----------|------------|------------------|---------------|------|----------------------|-----------------|--|
| | Enclosed | Semi-Enclosed | Open | Drive-In | Transient Habitation: | a) Lodging | c) Resort | Wholesaling | a) Mini Warehouse | b) Light | c) Heavy | Enclosed | Semi-Enclosed | Open | Custom Manufacturing | | General Industrial |
| | 1400 | See Section 6816 | 1545 | | | 1550 | | | | | 1600 | See Section 6816 | 1610 | 1620 | 1630 | | |
| RESIDENTIAL | | | | | | | | | | | | | | | | | |
| RS | | | | | | | | | | | | | | | | | RS Single-Family Residential |
| RD | | | | | | | | | | | | | | | | | RD Duplex/Two-Family Residential |
| RM | | | | | | | | | | M | | | | | | | RM Multi-Family Residential |
| RV | | | | | | | | | | M | | | | | | | RV Variable Family Residential |
| RU | | | | | | | | | | | | | | | | | RU Urban Residential |
| RMH | | | | | | | | | | | | | | | | | RMH Mobilehome Residential |
| RR | ● | ● | ● | | M | M | M | | | | | | | | | | RR Rural Residential |
| RRO* | ● | ● | ● | | M | M | | | | | | | | | | | RRO* Recreation-Oriented Residential |
| RC | ● | m | m | | | m | M | | | | ● | | | m | | | RC Residential-Commercial |
| COMMERCIAL | | | | | | | | | | | | | | | | | |
| C30 | ● | | | m | | | | | | | | | | | | | C30 Office-Professional |
| C31 | ● | | | m | | | | | | | | | | | | | C31 Residential/Office Professional |
| C32 | ● | | | m | | | | | | | ● | | | m | | | C32 Convenience Commercial |
| C34* | ● | m | M | m | M | ● | | | | | ● | | | ● | | | C34* Gen. Commercial/Residential |
| C35 | ● | m | M | m | M | ● | | | | | ● | | | ● | | | C35 Gen. Comm./Ltd. Residential |
| C36 | ● | m | M | ● | M | ● | | M | M | | ● | | | ● | | | C36 General Commercial |
| C37 | ● | ● | ● | ● | M | ● | | | 8 | M | ● | ● | ● | ● | 15 | | C37 Heavy Commercial |
| C38 | ● | ● | ● | ● | | | | ● | 8 | M | ● | ● | ● | ● | 15 | | C38 Service Commercial |
| C40 | ● | ● | ● | ● | M | ● | | ● | 8 | M | ● | ● | ● | ● | 15 | | C40 Rural Commercial |
| C42* | ● | ● | ● | ● | ● | ● | ● | | | | ● | ● | ● | ● | | | C42* Visitor Serving Commercial |
| C44 | ● | ● | ● | ● | M | ● | | | | | ● | ● | ● | | | | C44 Freeway Commercial |
| C46* | ● | | | | | | | | | | | | | | | | C46* Medical Center |
| INDUSTRIAL | | | | | | | | | | | | | | | | | |
| M50 | ● | m | M | m | | | | | 8 | M | ● | m | M | ● | 14 | | M50 Basic Industrial |
| M52 | ● | m | M | m | M | | | ● | 8 | M | ● | m | M | ● | 14 | | M52 Limited Impact Industrial |
| M54 | ● | ● | ● | ● | M | | | ● | 8 | 14 | ● | ● | ● | ● | 14 | | M54 General Impact Industrial |
| M56+ | | | | | | | | ● | ● | ● | | | | ● | ● | | M56+ Mixed Industrial |
| M58 | ● | ● | ● | ● | | | | ● | 8 | 14 | ● | ● | ● | ● | 14 | M | M58 High Impact Industrial |
| AGRICULTURAL | | | | | | | | | | | | | | | | | |
| A70 | ● | ● | ● | | M | M | | | | | ● | ● | m | | | | A70 Limited Agriculture |
| A72 | ● | ● | ● | | M | M | | | | | ● | ● | m | | | | A72 General Agriculture |
| SPECIAL PURPOSE | | | | | | | | | | | | | | | | | |
| S80* | ● | S | M | | | | | | | | | | | | | | S80* Open Space |
| S81 | | | | | | | | | | | | | | | | | S81 Ecological Resource Area |
| S82 | ● | ● | ● | | | | | | | | | | | | | | S82 Extractive |
| S86 | ● | ● | ● | ● | | | | | | | | | | | | | S86 Parking |
| S88+ | ● | ● | ● | ● | | | | | | | ● | ● | ● | | | | S88+ Specific Plan Area |
| S90+ | ● | ● | ● | ● | M | M | | | | | ● | ● | ● | | | | S90+ Holding Area |
| S92 | ● | ● | ● | | M | M | | | | | ● | ● | m | | | | S92 General Rural |
| S94+ | ● | ● | ● | ● | M | | | | | | ● | ● | ● | | | | S94+ Transportation & Utility Corridor |
| SWF | | | | | | | | | | | | | | | | | SWF Solid Waste Facility |

MATRIX LEGEND

- Permitted
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- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

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USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

| USE TYPES | AGRICULTURAL | | | | | | | | | | EXTRACTIVE | | | | | | | | | | Use Regulations | | | | |
|------------------------|--------------|------------------|------|--------------|-----------------|-------------|------------|-------------------|----------------|--|------------|------------|------------|-----------|------------------------------------|---------------------------------------|--|--------------------------------|-----------------|--|------------------|------------------------------|--------------------------------------|-------------------------------------|-----------------------------------|
| | 1700 | See Section 6816 | | | 1710 | 1715 | | 1720 | 1725 | 1730 | 1735 | 1740 | | 1750 | 1800 | 1810 | 1820 | | | | | | | | |
| | Enclosed | Semi-Enclosed | Open | Horticulture | (a) Cultivation | (b) Storage | Tree Crops | Row & Field Crops | Animal Raising | Animal Waste Processing (see Section 6902) | a) Limited | b) General | c) Support | d) Winery | e) Small Winery (see Section 6910) | f) Boutique Winery (see Section 6910) | g) Wholesale Limited Winery (see 6910) | Agricultural Equipment Storage | Farm Labor Camp | Mining and Processing (see Section 6550) | Site Preparation | | | | |
| RESIDENTIAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| RS | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | M | RS Single-Family Residential | | | |
| RD | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | M | RD Duplex/Two-Family Residential | | |
| RM | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | M | RM Multi-Family Residential | | |
| RV | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | M | RV Variable Family Residential | | |
| RU | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | M | RU Urban Residential | | |
| RMH | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | M | RMH Mobilehome Residential | | |
| RR | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | M | | M | | | | | m | | | | M | RR Rural Residential | | |
| RRO* | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | M | | M | | | | | | | | | M | RRO* Recreation-Oriented Residential | | |
| RC | m | m | ● | ● | ● | ● | ● | ● | ● | 16 | | | M | | | | | | | | | M | RC Residential-Commercial | | |
| COMMERCIAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| C30 | | | | | | | | | | 16 | | | | | | | | | | | | M | C30 Office-Professional | | |
| C31 | | | | | | | | | | 16 | | | | | | | | | | | | | M | C31 Residential/Office Professional | |
| C32 | A | A | ● | ● | m | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C32 Convenience Commercial | |
| C34* | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C34* Gen. Commercial/Residential | |
| C35 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C35 Gen. Comm./Ltd. Residential | |
| C36 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C36 General Commercial | |
| C37 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | M | | C37 Heavy Commercial | | |
| C38 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C38 Service Commercial | |
| C40 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C40 Rural Commercial | |
| C42* | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C42* Visitor Serving Commercial | |
| C44 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C44 Freeway Commercial | |
| C46* | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | C46* Medical Center | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| M50 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | ● | ● | ● | | | | | | | | | | M | M50 Basic Industrial | |
| M52 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | ● | ● | ● | | | | | | | | | | M | M52 Limited Impact Industrial | |
| M54 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | ● | ● | ● | | | | | | | | | | M | M54 General Impact Industrial | |
| M56+ | | | | | | | | | | | ● | ● | ● | ● | | | | | | | | | | M56+ | Mixed Industrial |
| M58 | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | M | ● | ● | ● | | | | | | | | M | M | M58 | High Impact Industrial |
| AGRICULTURAL | | | | | | | | | | | | | | | | | | | | | | | | | |
| A70 | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | | ● | 23 | M | M | 22 | 22 | 22 | M | m | | M | A70 | Limited Agriculture | |
| A72 | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | M | ● | 23 | M | M | 22 | 22 | 22 | M | m | | M | A72 | General Agriculture | |
| SPECIAL PURPOSE | | | | | | | | | | | | | | | | | | | | | | | | | |
| S80* | A | A | ● | ● | ● | ● | ● | ● | ● | 16 | ● | | | | | | | | m | | | M | S80* | Open Space | |
| S81 | | | | | | | | | | | | | | | | | | | | | | | M | S81 | Ecological Resource Area |
| S82 | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | S82 | Extractive |
| S86 | | | | | | | | | | | | | | | | | | | | | | | M | S86 | Parking |
| S88+ | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | ● | 23 | M | M | | | | | m | | | M | S88+ | Specific Plan Area | |
| S90+ | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | ● | | | | | | | | m | | | M | S90+ | Holding Area | |
| S92 | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | M | ● | 23 | M | M | 22 | 22 | 22 | m | | | M | S92 | General Rural | |
| S94+ | ● | ● | ● | ● | ● | ● | ● | ● | ● | 16 | | | | | | | | | | | | | M | S94+ | Transportation & Utility Corridor |
| SWF | | | | | | | | | | | | | | | | | | | | | | | | SWF | Solid Waste Facility |

MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-23 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

PART FOUR: DEVELOPMENT REGULATIONS

GENERAL PROVISIONS

4000 TITLE AND PURPOSE OF THE DEVELOPMENT REGULATIONS.

The provisions of Section 4000 through 4999, inclusive, shall be known as the Development Regulations. The purpose of these provisions is to specify the nature, components, and use of the development regulations and to establish regulations regarding the physical character and intensity of development.

4005 REQUIRED DEVELOPMENT REGULATIONS.

Development Regulations shall be required for every zone within San Diego County except for the Village Zones. Development Regulations shall be represented by Development Designators which, together with a Use Designator, as specified in Section 2000 through Section 2999, inclusive; an Animal Designator, as specified in Section 3000 through 3999, inclusive; and any Special Area Designator, as specified in Section 5000 through Section 5999, inclusive; shall describe a zone which conveys regulations of uses, buildings and other structures within San Diego County. Development Regulations for Village Zones shall be specified within Section 8000 et seq. of the Zoning Ordinance.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4006 REPRESENTATION OF THE DEVELOPMENT REGULATIONS.

The Development Regulations shall be represented by 9 designators arrayed in the following order:

- a. Maximum Density ("Density").
- b. Minimum Lot Size ("Lot Size").
- c. Permitted Building Type ("Building Type").
- d. Maximum Floor Area of Individual Building ("Maximum Floor-Area").
- e. Maximum Floor-Area Ratio ("F A R").
- f. Maximum Building Height ("Height").
- g. Maximum Lot Coverage ("Coverage").
- h. Minimum Setback ("Setback").
- i. Minimum Usable Open Space ("Usable Open Space").

4007

4007 LIMITATION ON SELECTION OF DEVELOPMENT DESIGNATORS.

Development Designators shall be limited to those specified within the schedules at Sections 4310, 4610, 4810, and 4910, or otherwise restricted by Sections 4110, 4210, 4410, 4510, and 4710 of the Development Regulations. Alterations to schedules or other regulations shall be made pursuant to the conditions and subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

4008 DEVELOPMENT DESIGNATORS.

All applications of the Development Regulations shall contain designators appropriate and auxiliary to the zone's Use Designator. When a designator is not included for the Development Regulations, a dash ("-") shall occupy the location normally occupied by the designator. The meaning of a dash ("-") shall be as specified in the appropriate regulations for each designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. Where a blank space has been used it shall have the same meaning as a dash. Designators shall be included for Development Regulations in accordance with the following table.

| Designators | | | | | | | | | |
|--------------|---------|----------|---------------|--------------------|-------|--------|----------|---------|-------------------|
| Zones | Density | Lot Size | Building Type | Maximum Floor Area | F.A.R | Height | Coverage | Setback | Usable Open Space |
| Residential | O | R | R | O | O | R | O | R | I |
| Commercial | O | O | R | O | O | R | O | R | I |
| Industrial | X | O | R | O | O | R | O | R | X |
| Agricultural | O | R | R | O | O | R | O | R | I |
| Special Use | O | O | O | O | O | O | O | O | I |
| Village | O | O | O | O | O | O | O | O | O |

Key

- R = Required. Designator shall always be included within the Development Regulations except that the lot size designator is optional when zone contains "P" designator under Special Area Regulations.
- O = Optional. Designator may be included within the Development Regulations when deemed appropriate.
- X = Prohibited. Designator shall not be included within the Development Regulations.
- I = Designator shall be included within the Development Regulations when the multi-dwelling residential building type or the attached three to eight dwelling units residential building type is or may be permitted within the zone. (Refer to building type designator).

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
 (Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
 (Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4009 MODIFICATION OF DEVELOPMENT REGULATIONS.

Modification of regulations specified within the Development Regulations may be approved under the provisions of the Planned Development Standards commencing at Section 6600. Changes of designators specified within the Development Regulations shall be subject to the provisions of the Zoning Ordinance Amendment Procedure commencing at Section 7500.

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

4010 SPECIFIC PLANS

If any Specific Plan has been adopted and not expired for property which is also subject to either the Specific Plan Area General Plan Designation or the S88 Specific Planning Use Regulations, any provision of the Specific Plan relating to subjects contained in the part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

4011 LEGAL LOTS WITH SPLIT ZONING

Where a legal lot has split zoning, the Use Regulations for each separate zone shall apply. Where a use is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply. If a property has split zoning that includes residential and commercial zoning, parking for a commercial use may be located on the residentially zoned portion of the property, subject to the issuance of a Zoning Verification Permit. Landscaping and planting should be used to the maximum extent practical to screen unsightly parking areas from neighboring residential.

(Added by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10592 (N.S.) adopted 2-27-19)

OPTIONAL

4100

DENSITY REGULATIONS

4100 TITLE AND PURPOSE.

The provisions of Section 4100 through Section 4199, inclusive, shall be known as the Density Regulations. The purpose of these provisions is to aid in the implementation of the growth, population distribution, conservation, and development policies of the San Diego County General Plan and its associated Community and Specific Plans, and to meet requirements for residential and nonresidential development within the County as set forth in the policies and principles of the General Plan.

4105 DENSITY DESIGNATOR NOTATION.

Density shall be indicated by an Arabic numeral indicating the actual maximum number of permitted dwelling units per net residential acre. Density may be expressed in decimal fraction notation, e.g. "3" and "3.5" indicating three and three and one-half dwelling units per net residential acre, respectively or a zero "0" density indicating no dwelling units are allowed. A dash ("-") shall indicate that no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations (see sections 6156 and 6160).

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 9958 (N.S.) adopted 12-10-08)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4110 DENSITY REGULATIONS.

- a. Specification of Density. The adopted San Diego County General Plan provides the maximum allowed residential density for residential land use designations. Maximum residential densities expressed in dwelling units per net residential acre may be established in zoning to regulate the density of residential development where densities are not specified in the General Plan or lesser densities than those in the General Plan are deemed appropriate. Any such density may be specified within the Development Regulations.
- b. Density Designator. In no case shall a density greater than that allowed in the General Plan be specified.
- c. Minimum Density. Minimum densities may be applied to require a minimum level of residential development, when development is undertaken. Minimum residential density shall be expressed as the minimum dwelling units permitted per net residential acre and shall appear as an Arabic numeral which precedes the maximum residential density and which is separated by a dash ("-") from the maximum residential density. The notation for minimum density shall be the same as that specified for maximum density in Section 4105. A minimum residential density shall not be specified except in association with a maximum residential density.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6478 (N.S.) adopted 12-1-82)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

OPTIONAL

4115

4115 COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS.

The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or a single lot shall be equal to the product of the total of the net lot area of that subdivision, or lot expressed in acres multiplied by the applicable maximum density designator. The product shall be rounded off to the nearest whole number of dwelling units. A product with a fraction of one half or less of a dwelling unit shall be rounded down to the nearest whole number of dwelling units except that a product of less than one dwelling unit shall be interpreted as permitting one dwelling unit. A product with a fraction of more than one half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units. The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or single lot, as calculated under this section, shall be reduced to an achievable number of dwelling units when such reduction is needed to comply with all applicable land use requirements. The resulting density shall be the Maximum Allowable Residential Density. The use of a dash ("-") as a density designator shall indicate no density is specified by zoning and that the General Plan shall be referred to in order to determine maximum allowed density. A zero "0" density shall not apply to dwellings permitted by the Temporary Use Regulations or the Accessory Use Regulations.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4116 COMPUTATION OF PERMITTED NUMBER OF DWELLING UNITS WHEN DISCRETIONARY REVIEW IS REQUIRED AND PORTION OF SITE WILL BE REQUIRED FOR STREET RIGHT-OF-WAY.

The maximum number of dwelling units permitted within the exterior boundary lines of property which is subject to approval of a Site Plan or Administrative Permit shall be computed as in Section 4115 except that:

- a. The Director shall obtain a recommendation for necessary street right-of-way requirements from the Department of Public Works; and
- b. Any street right-of-way which would be required by the Department of Public Works in order to obtain a building permit for the subject property shall be deducted in making the above calculations for net lot area.

(Added by Ord. No. 7740 (N.S.) adopted 3-28-90)

4120 EXCEPTIONS TO DENSITY REGULATIONS.

The following are exceptions to the Density Regulations:

- a. Farm Employee Housing. Farm Employee Housing is not subject to Density Regulations.
- b. Farm Labor Camps. Dwelling units built pursuant to a use permit to accommodate a farm labor camp are not subject to Density Regulations.

OPTIONAL

4120

- c. Density Bonus Projects for Affordable or Senior Housing. An increase in density exceeding the applicable Density Regulations may be approved for projects that reserve housing units for moderate, low, or very low income households or for senior housing in accordance with the Density Bonus Program found at Sections 6350 through 6399.
- d. Employee Housing. Employee housing, pursuant to California Health & Safety Code §§ 17000 et seq., is not subject to Density Regulations.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5676 (N.S.) adopted 12-19-79)

(Amended by Ord. No. 5781 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6029 (N.S.) adopted 4-22-81)

(Amended by Ord. No. 6045 (N.S.) adopted 4-29-81)

(Amended by Ord. No. 6479 (N.S.) adopted 12-01-82)

(Amended by Ord. No. 6506 (N.S.) adopted 1-5-83)

(Amended by Ord. No. 6634 (N.S.) adopted 08-03-83)

(Amended by Ord. No. 7319 (N.S.) adopted 06-10-87)

(Amended by Ord. No. 7525 (N.S.) adopted 09-07-88)

(Amended by Ord. No. 7790 (N.S.) adopted 08-01-90. This ordinance will expire on August 31, 1993, unless extended in connection with GPA 93-02)

(Amended by Ord. No. 9020 (N.S.) adopted 04-14-99)

(Amended by Ord. No. 10003 (N.S.) adopted 8-5-09)

(Amended by Ord. No. 10068 (N.S.) adopted 8-4-10)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

4125 COMPUTATION OF MINIMUM NUMBER OF DWELLING UNITS.

The minimum number of dwelling units required within the exterior boundary lines of any subdivision, or a single lot shall be equal to the product of the total of the net lot area of such subdivision, or lot expressed in acres multiplied by the applicable minimum density designator, if any. A product with any fraction of a dwelling unit shall be rounded up to the nearest whole number of dwelling units.

(Renumbered and amended by Ord. No. 5508 (N.S.) adopted 5-16-79. Formerly 4116)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

LOT AREA REGULATIONS

4200 TITLE AND PURPOSE.

The provisions of Section 4200 through 4299, inclusive, shall be known as Lot Area Regulations. The purpose of these provisions is to aid in the implementation of the growth, population distribution, conservation, and development policies of the San Diego County General Plan and to meet requirements for residential and nonresidential development within the County as set forth in the policies and principles of the General Plan.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

4205 LOT AREA DESIGNATOR NOTATION.

Minimum lot area shall be indicated directly with square feet expressed in thousands, e.g., "6000" and "10,000" indicating 6,000 and 10,000 square feet respectively. Minimum lot area may be expressed as acres, e.g. 1 ac. and 1.5 ac. A dash ("-") shall indicate that there is no minimum lot area or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4210 LOT AREA REGULATIONS.

- a. Specification of Lot Area. Minimum lot areas shall be established to regulate the minimum area that lots or building sites must have before they may be developed, and any such minimum lot area may be specified within the development unit.
- b. Lot Area Designator. In no case shall a minimum lot area of less than 3,000 square feet be designated under the provisions of the Lot Area Regulations, except where a lesser lot area may be permitted under the provisions of the Planned Development Standards commencing at Section 6600, the provisions of Section 4230 relating to lot area averaging, or where otherwise excepted by this ordinance.

(Amended by Ord. No. 5787 (N.S.) adopted 6-4-80)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4215 MINIMUM LOT AREA TO BE MAINTAINED

No portion of the required area of any lot or building site shall be used or considered as part of the required area for any other lot or building site. No lot or building site shall be reduced in size so that the area thereof is less than the minimum prescribed by an applicable lot area designator except when such reduction results from partial acquisition for public use. No existing lot or building site which has an area less than the minimum required lot area shall be reduced in area, except when such reduction results from partial acquisition for public use.

(Amended by Ord. No. 6855 adopted on 10-10-84)

4220 MINIMUM LOT AREA REQUIREMENT MET – SUBSTANDARD LOT.

Any substandard lot or building site shall be deemed to meet an applicable minimum lot area requirement when:

4220

- a. It existed as an entire lot, or as an entire parcel for which either a deed of record in the office of the County Recorder or a bona fide contract of sale was in full force and effect, prior to the date it was first zoned to the zone classification which caused it to be undersized; and
- b. It is not the result of a division of land in violation of any state law or county ordinance.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS.

The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, provided that one of the following requirements is satisfied:

- a. Said lot or building site is created pursuant to a use permit specifying such lesser area or issued for the purpose of authorizing such lesser area, provided that such lot or building site shall in no event have an area less than six thousand (6,000) square feet.
- b. All requirements of Section 4220 of this Ordinance are met.
- c. Said lot or building site is shown on an approved final subdivision map, or on a tentative subdivision map which has been approved or filed for approval, all prior to December 1, 1969; provided that after December 31, 1971:
 - 1. Said lot or building site exists as an entire lot, or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sale is in full force and effect.
 - 2. It is not the result of a division of land in violation of any State law or County ordinance.
- d. Said lot or building site is shown on an approved division of land plat or on a division of land plat filed for approval prior to December, 1969; provided that after December 31, 1971:
 - 1. Said lot or building site exists as an entire lot or as an entire parcel for which either a deed is of record in the office of the County Recorder or a bona fide contract of sales is in full force and effect.
 - 2. It is not the result of a division of land in violation of any State law or County ordinance.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4222 LOT AREA REQUIRED WHERE PORTION TAKEN FOR PUBLIC USE.

If a portion of a legally existing lot or building site in any zone is acquired for public use in any manner including dedication, condemnation or purchase, the remainder of such lot or building site shall be considered as having the required lot area provided:

- a. After all applicable front and side yard setback requirements are met, the remainder of such lot or building site contains a rectangular space at least 30 feet by 40 feet in area which is usable for a main building; and
- b. The remainder of such lot or building site has an area of at least 1/2 of that required by an applicable lot area designator except that, in zones requiring a lot area of 1/2 acre or more, a lot area of not less than 6,000 square feet shall be required; and
- c. The remainder of such lot or building site has access to a street. Where the remainder of such lot or building site shall be considered as having the required minimum lot area as herein provided, the rear yard setback required for such remainder shall be 1/2 of the aforesaid applicable rear yard setback requirement.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Section 4223, REDUCED LOT AREA FOR MINOR SUBDIVISIONS, repealed by Ord. No. 7935 (N.S.) adopted 6-19-91), originally Added by Ord. No. 6654 (N.S.) adopted 9-21-83, then Amended by Ord. No. 6855 (N.S.) adopted 10-10-84, then further Amended by Ord. No. 7740 (N.S.) adopted 3-28-90.)

4224 REDUCED LOT AREA FOR PUBLIC AND UTILITY BUILDINGS.

Where a lot or building site is devoted exclusively to public buildings and uses owned by a county, city or other political subdivision or to public utility buildings and uses, a Minor Use Permit may be issued authorizing a reduction in the minimum required lot area for such lot or building. No living units shall be permitted on such lot or parcel except to house Fire Protection Service personnel and related equipment.

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 9268 (N.S.) adopted 11-15-00)

4230 LOT AREA AVERAGING/CONSERVATION SUBDIVISION.

Lot area averaging is a method associated with land subdivision. Upon approval of an administrative permit, it allows lots in a subdivision to be smaller than would be allowed by the applicable lot area designator, provided the overall density of the subdivision is not increased. The administrative permit is subject to required findings and conditions.

a. Purpose and Intent

The purpose of lot area averaging is to allow flexibility in lot size so as to encourage site design that avoids environmental resources, preserves open space areas, and responds to unique site and area features. The intent is that the lots shall relate to the natural features, with larger lots or open space to be located in environmentally constrained areas. Lot area averaging shall not be used to create recreational or compensating open

space for the exclusive use of the residents of the subdivision or for the use of the general public on a fee or membership basis, or for any other purpose for which approval of a Major Use Permit (planned development) or a Specific Plan would be the appropriate process.

b. Required Findings

Before an Administrative Permit for lot area averaging may be granted the following findings shall be made:

1. That the size, design, grading, and location of the proposed lots will be compatible with and will not adversely affect or be materially detrimental to adjacent uses, residents, buildings, structures, or natural resources, with consideration given to:
 - i. Harmony in lot size and configuration, building setbacks and orientation;
 - ii. The harmful effect, if any, upon desirable neighborhood character, including a finding that all lots in the subdivision which adjoin neighboring properties are compatible in size and shape to the adjoining lots, unless such adjoining area is to be reserved for open space or that adequate buffering has been provided to eliminate any significant harmful effect to neighboring properties;
 - iii. The suitability of the site for the type and intensity of use or development which is proposed;
 - iv. The harmful effect, if any, upon environmental quality and natural resources; and to
 - v. Other relevant impacts of the proposed use.
2. That the total number of lots (excluding any lots reserved for open space purposes) shall not exceed the number obtained by dividing the total net area of the subdivision by the minimum lot area required by the applicable lot area designator.
3. That all lots and easements in the subdivision which are designated for open space be for the preservation of steep natural slopes, environmentally sensitive areas, wildlife habitat, agriculture or archeological or historical resources, and will be permanently reserved for open space in a manner which makes the County or a public agency a party to and entitled to enforce the reservation.
4. That the proposed subdivision and the total number and location of the proposed lots will be consistent with the San Diego County General Plan.

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)
(Amended by Ord. No. 7320 (N.S.) adopted 6-10-87)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

BUILDING TYPE REGULATIONS

4300 TITLE AND PURPOSE.

The provisions of Section 4300 through 4399, inclusive, shall be known as the Building Type Regulations. The purpose of these provisions is to allow flexibility within the development regulations to identify structural types and sizes most appropriate to the various geographic settings and special local policies of San Diego County.

4305 BUILDING TYPE DESIGNATOR NOTATION.

Building type shall be indicated by a capital letter corresponding to one row of the Building Type Schedule at Section 4310 specifying the permitted building types. A dash ("-") shall indicate that none of the building types specified in Section 4310 are permitted or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4310 BUILDING TYPE SCHEDULE.

- a. Residential. Buildings containing only residential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitted Residential Building Types".
- b. Mixed. Buildings containing both residential and nonresidential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitted Mixed Residential and Nonresidential Building Types". The number of dwelling units shall not be greater than permitted by the same building designator for residential buildings.
- c. Nonresidential. Buildings containing only nonresidential principal uses shall be permitted according to those columns of the Building Type Schedule pertaining to "Permitted Nonresidential Building Types".
- d. Designator A. In zones subject to the "A" Building Designator, no buildings are permitted except those exempt from the Building Type Schedule pursuant to Section 4315.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6940 (N.S.) adopted 4-10-85)

(Amended by Ord. No. 6983 (N.S.) adopted 7-03-85)

| PERMITTED BUILDING TYPES | | | | | | | | | | | |
|--------------------------|--|--|--|-----------------------|--|--|------------------------------|--|---|--|---|
| DESIGNATOR | RESIDENTIAL | | | | | | | MIXED RESIDENTIAL NONRESIDENTIAL | | NONRESIDENTIAL | |
| | Single Detached (one dwelling unit per lot) | Semi-Detached (one dwelling unit per lot) | Duplex or Double Detached (a) (two units on same lot) | Stacked (same lot) | Triplex, Three Unit Multiple (a) (same lot) | Attached, Three to Eight Dwelling Units (separate lots) | Multi-Dwelling (same lot) | Limited Nonresidential (ground level and basement only) | Unlimited Nonresidential (any level) | Detached (one or more main buildings per lot) | Attached (same lot or separate lots) |
| A | | | | | | | | | | | |
| B | ● | | | | | | | | | | |
| C | ● | | | | | | ● | | | ● | ● |
| D | ● | ● | | | | | | | | | |
| E | ● | ● | ● | | | | | | | | |
| F | ● | ● | ● | ● | | | ● | | | ● | ● |
| G | ● | ● | ● | ● | ● | | ● | | | ● | ● |
| H | ● | ● | ● | ● | ● | | ● | | | ● | ● |
| I | ● | ● | ● | ● | ● | ● | ● | | | ● | ● |
| J | ● | ● | ● | ● | ● | ● | ● | | | ● | ● |
| K | ● | ● | ● | ● | ● | ● | ● | | | | |
| L | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| M | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| N | ● | ● | ● | ● | ● | ● | ● | ● | | ● | ● |
| O | | | ● | ● | ● | ● | ● | | | ● | ● |
| P | | | ● | ● | ● | ● | ● | ● | ● | ● | ● |
| Q | | | ● | ● | ● | ● | ● | | | ● | ● |
| R | | | ● | ● | ● | ● | ● | ● | | ● | ● |
| S | | | | | ● | ● | ● | | | ● | ● |
| T | | | | | ● | ● | ● | ● | ● | ● | ● |
| U | | | | | ● | ● | ● | ● | | ● | ● |
| V | | | | | ● | ● | ● | ● | | ● | ● |
| W | | | | | | | | | | ● | ● |
| X | | | | | | | | | | ● | ● |
| Y | | | | | | | | | | | ● |

● PERMITTED BUILDING TYPE

(a) Detached dwellings are permitted. (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)

4315 EXEMPTIONS FROM BUILDING TYPE SCHEDULE.

The following are exempt from provisions of Sections 4310; Building Type Schedule:

- a. Civic Use Types.
- b. Any use or structure for which a use permit is granted.
- c. Accessory Structures.
- d. Temporary structures erected pursuant to the Temporary Use Regulations.
- e. Secondary Uses.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

OPTIONAL

4400

MAXIMUM FLOOR AREA REGULATIONS

4400 TITLE AND PURPOSE.

The provisions of Section 4400 through Section 4499, inclusive, shall be known as the Maximum Floor Area Regulations. The purpose of these provisions is to limit the total floor area of individual buildings in order to assure compatibility of scale between buildings on the same building site and between buildings on different building sites within the same zone.

4405 MAXIMUM FLOOR AREA DESIGNATOR NOTATION.

Maximum floor area permitted per building shall be indicated by an Arabic numeral, with square feet expressed in thousands, e.g., "2" and "4" indicating "2,000" and "4,000" square feet, respectively; and hundreds expressed as a decimal fraction, e.g., "2.5" and "4.2" indicating 2,500 and 4,200 square feet, respectively. A dash ("-") shall indicate that permitted floor area is not regulated except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4410 MAXIMUM FLOOR AREA DESIGNATORS PERMITTED.

Maximum floor area designators shall be established to limit the floor area of individual buildings and any such floor area may be specified within the Development Regulations.

OPTIONAL

4500

FLOOR-AREA RATIO REGULATIONS

4500 TITLE AND PURPOSE.

The provisions of Section 4500 through Section 4599, inclusive, shall be known as the Floor-Area Ratio Regulations. The purpose of these provisions is to allow flexibility within the Development Regulations to identify structural sizes most appropriate to the various geographic settings and special local policies of San Diego County by establishing the maximum floor-area ratio to which structures may be constructed.

4502 APPLICABILITY OF FLOOR-AREA RATIO.

The floor-area ratio shall incorporate all buildings on the lot or building site.

4505 FLOOR-AREA RATIO DESIGNATOR NOTATION.

Floor-area ratio shall be indicated by an Arabic numeral indicating the actual maximum permitted floor-area ratio. A dash ("-") shall indicate that floor-area ratio is not regulated by this ordinance except as may otherwise be limited by required setbacks and height restrictions or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations. However, a floor-area ratio pursuant to the Land Use Element of the General Plan may be applicable to a property.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4510 FLOOR-AREA RATIO PERMITTED.

Floor-area ratios shall be established to regulate the scale of development and any such ratio may be specified within the Development Regulations.

HEIGHT REGULATIONS

4600 TITLE AND PURPOSE

The provisions of Section 4600 through Section 4699, inclusive, shall be known as the Height Regulations. The purpose of these provisions is to establish the maximum height of buildings and other structures within zones.

4605 HEIGHT DESIGNATOR NOTATION

Height shall be indicated by a capital letter corresponding to one row of the Height Schedule at Section 4610 specifying the maximum permitted height of buildings and other structures measured in feet and numbers of stories. A dash ("-") shall indicate that there is no height limit, and may be used only where a dash has been used for the Building Type designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4610 HEIGHT SCHEDULE

Height designators used for the Development Regulations shall be limited to those in the following Schedule B:

SCHEDULE B
HEIGHT SCHEDULE

| DESIGNATOR | MAXIMUM HEIGHT (Feet) | MAXIMUM NUMBER OF STORIES |
|------------|--------------------------|------------------------------|
| A | 15 | 1 |
| B | 20 | 2 |
| C | 25 | 2 |
| D | 25 | 3 |
| E | 30 | 2 |
| F | 30 | 3 |
| G | 35 | 2 |
| H | 35 | 3 |
| I | 35 | 4 |
| J | 40 | 3 |
| K | 40 | 4 |
| L | 45 | 4 |
| M | 45 | (a) |
| N | 50 | (a) |
| O | 55 | (a) |
| P | 60 | 4 |
| Q | 60 | (a) |
| R | (b) | (a) |

Notes:

- (a) Any number of stories is permitted, provided all building code requirements and floor-area ratio limitations are met.
- (b) Greater than 60 feet. Any height in excess of 60 feet requires a Major Use Permit.

4615 ADDITIONAL STORY PERMITTED.

- a. Where the average slope of a lot is greater than one foot rise or fall in 7 feet in the area of the lot bounded by a line drawn 5 feet outside the building perimeter or, where closer, along property lines, an additional story may be permitted in a residential building which is located on the downhill side of a street, provided that in no case shall such a building have a height measured in feet greater than that permitted by the applicable height designator. Basements or cellars within such buildings will only be permitted if the grade elevation at all points adjacent to the basement perimeter is not more than 2 feet below the finished floor elevation directly above. This subsection (a) shall not apply to through lots or corner lots.

- b. An additional story may be permitted in a main dwelling with a primary residential use upon issuance of an Administrative Permit, provided that in no case shall the main dwelling have a height measured in feet greater than that permitted by the applicable height designator. The Administrative Permit Procedure at Section 7050 through Section 7099 shall apply. Notice of the administrative permit application shall be provided pursuant to Section 7060.c. The Director may approve said administrative permit provided the following findings are made:
 - 1. The additional story will be in harmony with scale and bulk of dwellings on adjacent properties in the same zone, and will be compatible with the existing neighborhood character in the vicinity of the property; and
 - 2. The additional story will not create a safety hazard, obstruct, interrupt or detract from existing views or be detrimental to surrounding properties in the same zone.

This subsection (b) shall not apply to basements proposed or existing within the main dwelling as basements are not considered a story.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
(Amended by Ord. No. 7048 (N.S.) adopted 10-09-85)
(Amended by Ord. No. 7220 (N.S.) adopted 10-22-86)
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

4620 PERMITTED EXEMPTIONS FROM HEIGHT LIMITS.

The following structures shall be exempt from the maximum height provisions of an applicable height designator:

- a. Radio and television receiving antennas no more than 200 feet in height of the type customarily used for home radio and television receivers.

- b. Transmitting antennas no more than 200 feet in height used by licensed amateur (ham) or citizens band radio operators.

- c. Flagpoles no more than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.

4620

- d. Signs no more than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- e. Grain elevators, silos and water tanks functionally used for commercial agriculture, boarding and breeding stables or public stables which are located in agricultural zones or S92 Use Regulations; provided that no such structure shall be more than 50 feet in height.
- f. Chimneys no more than 100 feet in height located in industrial zones; and all other chimneys extending no more than 3 feet above the highest point on the roof of the building to which they are attached.
- g. Any structure for which a Major Use Permit is granted pursuant to other provisions of this ordinance, when the Major Use Permit authorizes an exemption to the height regulations.
- h. Any structure used primarily to contain or support an Essential Services or Fire Protection Services use.
- i. A Photovoltaic Solar Energy System extending not more than 5 feet above the highest point of the roof.
- j. Wind turbines, windmills, wind-driven water pumps and appurtenant structures required for the function thereof.
- k. Meteorological Testing (MET) Facility of less than 200 feet in height permitted in accordance with Section 6123.
- l. Brewery and associated structures, including water tanks or silos, not more than 50 feet in height, located in industrial or commercial zones.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 5574 (N.S.) adopted 8-1-79)
(Amended by Ord. No. 6091 (N.S.) adopted 7-1-81)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6857 (N.S.) adopted 10-10-84. Opr. 1-1-85)
(Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
(Amended by Ord. No. 9971 (N.S.) adopted 02-25-09)
(Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
(Amended by Ord. No. 10072 (N.S.) adopted 9-15-10)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
(Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

4622 **EXCEPTIONS TO HEIGHT LIMITS WITH MINOR USE PERMIT.**

Except as otherwise provided by Section 4620, the following structures may be erected and maintained above the maximum height permitted by an applicable height designator upon the issuance of a minor use permit therefore; provided, however, no such structure above such height limit shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building:

- a. Radio and television receiving antennas greater than 200 feet in height of the type customarily used for home radio and television receivers..

- b. Transmitting antennas greater than 200 feet in height used by licensed amateur (ham) radio operators; and all transmitting antennas used by other than licensed amateur (ham) or citizens band radio operators
- c. Flagpoles greater than 50 feet in height; provided, however, that flagpoles used as signs or attention-attracting devices shall be subject to the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- d. Signs greater than 50 feet in height except as otherwise limited by the Off-Premise Sign Regulations commencing at Section 6200 and the On-Premise Sign Regulations commencing at Section 6250.
- e. Provided the principle use of the property is commercial agriculture, a boarding and breeding stable or a public stable, grain elevators, silos and water tanks greater than 50 feet in height, and barns and all other structures greater than the permitted height limit of the zone, functionally used for commercial agriculture, a boarding and breeding stable or a public stable, which are located in agricultural zones or S92 Use Regulations; grain elevators, silos, and water tanks not located in agricultural zones or S92 Use Regulations, functionally used for commercial agriculture, boarding and breeding stables or public stables.
- f. Chimneys greater than 100 feet in height located in industrial zones; and all other chimneys extending more than 3 feet above the highest point on the roof of the building to which they are attached.
- g. Towers, gables, spires, steeples, sundecks, scenery lofts, cupolas, and similar structures and necessary mechanical appurtenances; provided, however, that no such structure may extend more than 20 feet above the maximum height specified by the applicable height designator if of combustible materials.
- h. Penthouse; provided, however, that no penthouse shall exceed 28 feet in height above the roof when used as an enclosure for tanks or for elevators which run to the roof and in all other cases shall not extend more than 12 feet in height above the roof; and further provided, however, that the aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.
- i. A Photovoltaic Solar Energy System.
- j. Wireless Telecommunications Facilities.
- k. Brewery and associated structures, including water tanks and silos, greater than 50 feet in height located in industrial and commercial zones.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 5574 (N.S.) adopted 8-1-79)
 (Amended by Ord. No. 6091 (N.S.) adopted 7-1-81)
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)
 (Amended by Ord. No. 10035 (N.S.) adopted 1-27-10)
 (Amended by Ord. No. 10072 (N.S.) adopted 9-15-10)
 (Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)
 (Amended by Ord. No. 10463 (N.S.) adopted 4-14-17)

4630

4630 HEIGHT OF FENCES.

The height of fences shall be regulated by the Fencing and Screening Regulations commencing at Section 6700.

(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

4631 HEIGHT OF GUARD RAILINGS.

The height of guard railings for safety protection around depressed ramps, openwork fences, hedges or landscape architectural features shall be regulated by the Setback Regulations at Section 4835.

OPTIONAL

4700

COVERAGE REGULATIONS

4700 TITLE AND PURPOSE.

The provisions of Section 4700 through Section 4799, inclusive, shall be known as the Coverage Regulations. The purpose of these provisions is to establish the maximum lot area which may be covered by buildings.

4705 COVERAGE DESIGNATOR NOTATION.

Coverage shall be indicated by either or both of the following, of which the most restrictive applies:

1. An Arabic numeral specifying as a decimal fraction the actual maximum portion of a lot or building site which may be covered by all buildings located on such lot or building site.
2. An Arabic numeral specifying as a whole number the actual maximum area in square feet which may be covered by all buildings located on such lot or building site.

A dash ("-") shall indicate that maximum coverage of the lot or building site, in either square feet or portion of the lot, is not regulated except as may otherwise be limited by required setbacks designator or that when used in conjunction with a Village Zone regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)
(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4710 COVERAGE SPECIFICATION.

Maximum lot coverage shall be established to regulate the intensity of development and any such coverage may be specified by the Development Designator.

SETBACK REGULATIONS

4800 TITLE AND PURPOSE.

The provisions of Section 4800 through Section 4899, inclusive, shall be known as the Setback Regulations. The purpose of these provisions is to establish minimum front, side, and rear yard setback requirements for all buildings and other structures within San Diego County in order to assure light, air, privacy, and open areas appropriate to the use, location, and impact of uses and structures.

4805 SETBACK DESIGNATOR NOTATION.

Setbacks shall be indicated by a capital letter corresponding to one row of the Setback Schedule at Section 4810 specifying the minimum dimensions of the front, side, and rear yard setbacks. A dash ("-") shall indicate that there are no setbacks required for the property, and may be used only where a dash has been used for the Building Type designator or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4810 SETBACK SCHEDULE.

Setback designators used within the development unit shall be limited to those in the following Schedule C:

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

***SCHEDULE C – SETBACK SCHEDULE (Zoning)**

| DESIGNATOR | FRONT YARD (a) | | | | SIDE YARD | | REAR YARD |
|------------|---|---|--------|--------|---|---|------------------------------------|
| | Standard Setback | Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline) | | | Interior Setback measured from the lot line | Exterior (s) Setback measured from centerline | Setback measured from lot line (e) |
| | | Setbacks for certain Major Subdivisions recorded after January 1, 1966 | | | | | |
| | | Street Width in Feet: | | | | | |
| | 50 | 52 | 56 | | | | |
| A | 100 | 100 | 100 | 100 | 15 | 35 | 50 |
| B | 60 | 60 | 60 | 60 | 15 | 35 | 50 |
| C | 60 | 60 | 60 | 60 | 15 | 35 | 25 |
| D | 60 (f) | 60 (f) | 60 (f) | 60 (f) | 15 (g) | 35 | 25 |
| E | 60 | 60 | 60 | 60 | 0 (h) | 35 (i) | 15 |
| F | 60 | 60 | 60 | 60 | (j) | 35 | 25 |
| G | 50 | 45 | 46 | 48 | 10 | 35 | 40 |
| H | 50 | 45 | 46 | 48 | 10 | 35 | 25 |
| I | 50 | 45 | 46 | 48 | 7 ½ | 35 | 25 |
| J | 50 | 45 | 46 | 48 | 5 | 35 | 25 |
| K | 50 | 45 | 46 | 48 | 5 (k) | 35 | 25 |
| L | 50 | 45 | 46 | 48 | 5 (l) | 35 | 25 |
| M | 50 | 50 | 50 | 50 | 5 (l) | 35 | 25 |
| N | 50 (t) | 45 | 46 | 48 | 5 | 35 | 25 |
| O | 50 | 50 | 50 | 50 | 0 (h) | 35 | 25 (m) |
| P | 50 | 50 | 50 | 50 | 0 (n) | 35 | 15 (o) |
| Q | 50 | 50 | 50 | 50 | 0 (h) | 35 | 15 |
| R | (p) | (p) | (p) | (p) | 0 (h) | 35 | 15 |
| S | 30 (q) | 25 | 26 | 28 | (j) | 35 | 15 |
| T | 30 (q) | 25 | 26 | 28 | 0 | 35 | 15 |
| U | 30 (q) | 25 | 26 | 28 | 0 (r) | 35 | 0 (r) |
| V | Setbacks to be established during planned development, use permit or site plan review | | | | | | |
| W(v) | 60 | 60 | 60 | 60 | 25 (v) | 35 | 25 |

Note: (b) not used

*** Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction. For Additional Setback Regulations see sections 4815 and 4816.**

(Amended by Ord. 5508 (N.S.) adopted 5-16-79. Effective 6-15-79)
 (Amended by Ord. 6654 (N.S.) adopted 9-21-83. Effective 10-21-83)
 (Amended by Ord. 7110 (N.S.) adopted 4-2-86. Effective 5-2-86)
 (Amended by Ord. 8185 (N.S.) adopted 12-16-92.)
 (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

SETBACK SCHEDULE FOOTNOTES

- a. Any front yard setback requirement shall be deemed to be met when the front yard setback provided at least equals the average of that established by existing buildings which occupy 50 percent or more of the lots which are:
 1. Within the same zone;
 2. On the same side of the street; and
 3. Within the same block or within 300 feet in either direction from the subject property, whichever distance is lesser.
- b. Not used.
- c. Applicable only to lots shown on a final map of subdivision recorded after January 1, 1966, abutting street rights-of-way 50, 52, or 56 feet in width.
- d. This provision applies only to those lots which front on a private street or easement which is less than 40 feet in width. The front yard setback required shall be 40 feet from the centerline of said street or easement. For lots fronting on the terminal end of said street or easement the 40 feet shall be measured from a point on the centerline of said street or easement at a distance of 20 feet in front of the intersection of said centerline and the front lot line.
- e. Where a rear yard opens onto an alley, public park, or other permanent open space, 1/2 of the width of such alley, public park, or other permanent open space, may be considered as applying to the rear yard setback to the extent of not more than 50 percent of the required rear yard setback.
- f. For any legal lot or building site less than 1/2 acre in area, the minimum front yard setback shall be 50 feet from the centerline. No main building shall be located closer than 20 feet from the front lot line.
- g. For any legal lot or building site less than 1/2 acre in area, the requirement for each interior side yard shall be reduced to 10 feet. For any such lot or building site less than 10,000 square feet in area, such requirement shall be reduced to 7-1/2 feet. For any such lot or site less than 7,500 feet in area, such requirement shall be reduced to 5 feet.
- h. Five feet if lot line abuts property in a residential zone.
- i. Exterior side yards shall be at least 5 feet in width measured from the property line.
- j. The combined width of the side yards shall be 15 percent of the lot width, provided that no individual side yard shall be less than 5 feet in width nor required to be more than 20 feet in width, except that an exterior side yard shall have a setback no less than that specified in the Setback Schedule.

4810

- k. Each side yard shall be increased by 2-1/2 feet for each dwelling unit in excess of 2, but in no case need such side yard exceed 10 feet in width.
- l. An additional one foot for each side yard is required for each story above the second.
- m. Fifteen feet if lot or building site is used exclusively for buildings with commercial principal uses or buildings with commercial principal uses with one or more dwellings on the second story.
- n. Five feet for lots with residential principal uses or whose lot lines abut property in a residential zone.
- o. Twenty-five feet from lots with residential principal uses, except that lots with the RR Use Regulations in, or contiguous to, the Campo Del Dios subdivision (Map Nos. 1819, 1832, 1841, 1901, 1954, 2029) shall not be subject to this restriction.
- p. Equal to setback requirement of abutting property that is nearest main building.
- q. If designator applies to a commercial or manufacturing/industrial zone and property fronts on a street where 50 percent or more of the total frontage between two intersecting streets is in one or more residential zones, the front yard setback requirement shall be equal to that of the most stringent residential zone fronting the street.
- r. Yards abutting property in another zone shall have setbacks equal to those required by that zone.
- s. The exterior side yard setback as measured from the nearest edge of the right-of-way shall not be less than that required for the interior side yard.
- t. Twenty feet in front yard abutting a street 30 feet or less in width.
- u. Windmills, wind-driven water pumps and appurtenant structures required for the function thereof, shall be exempted from the provisions of an applicable setback designator.
- v. The "W" setback designator may be applied only to property having use regulations requiring a minimum lot size of 2 acres or greater. Where applied, the interior side yard setback shall be 15 feet for:
 - 1) any legal lot less than 2 acres in area;
 - 2) any legal lot developed with a structure used or intended for use as a dwelling prior to the effective date of the ordinance applying the "W" designator to the property in question; or
 - 3) any legal lot less than 3 acres in area, created prior to August 10, 1988, the original date of adoption of the San Diego County Interim Sensitive Lands Ordinance.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6268 (N.S.) adopted 4-14-82)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 7110 (N.S.) adopted 4-2-86)
(Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
(Amended by Ord. No. 8185 (N.S.) adopted 12-16-92)
(Amended by Ord. No. 8482 (N.S.) adopted 11-30-94)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)

4813 SETBACKS ESTABLISHED BY MAJOR USE PERMIT.

When a major use permit for a use or structure is granted, the use permit may authorize an exception to the Setback Regulations and establish other setback and spacing requirements as a condition thereof.

(Amended by Ord. 5508 (N.S.) adopted 5-16-79)

4815

SUPPLEMENTARY SETBACK REGULATIONS

4815 ADDITIONAL ROAD SETBACKS.

In addition to the setback regulations established by the Zoning Ordinance, all buildings or other structures shall comply with the setbacks as established by Chapter 3 (commencing at Section 51.301) of Division 1 of Title 5 of the County Code.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79. Effective 6-15-79)

(Amended by Ord. No. 5786 (N.S.) adopted 6-4-80. Effective 7-4-80)

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

SEC. 51.305. EXCEPTIONS.

Section 51.303 shall not apply to the following:

- (a) A one-family or two-family dwelling unit and any structure accessory to the dwelling unit.
- (b) The alteration of an existing building or accessory structure or the construction or erection of one or more buildings or accessory structures on the same property where the total value of the work to be completed within any one-year period will not exceed one-half of the current market value of all

4819 RELATION TO BUILDING TYPE REGULATIONS.

Setbacks required by an applicable setback designator shall apply to all buildings except that semi-detached, duplex and attached building types permitted by an applicable building type designator shall not be subject to the interior side yard requirements of such setback designator along those interior side lot lines where buildings are attached.

4822 REQUIRED FRONT AND REAR YARD FOR LOTS OF SUBSTANDARD DEPTH. Notwithstanding other provisions of these Setback Regulations, in any zone other than a commercial or manufacturing/industrial zone or the Fallbrook Village Zones any lot or parcel which existed prior to December 31, 1969, and which is 90 feet or less in depth shall have the following:

- a. A minimum front yard setback of 40 feet measured from the centerline of the abutting street;
- b. A minimum front yard setback of 20 feet measured from the front lot line; and
- c. A minimum rear yard setback of 15 feet measured from the rear lot line.

(Amended by Ord. No. 9620 (N.S.) adopted 12-10-03)

4823 FRONT YARD REQUIREMENTS FOR CORNER LOTS HAVING RELINQUISHED ACCESS RIGHTS.

For corner lots where all access rights except for a private easement road have been relinquished to an abutting street, the required front yard setback shall be measured from the street which provides access. That portion of the lot abutting the street where access rights have been relinquished shall observe the required exterior side yard setback. For a lot with streets on three sides, that portion of the lot which is opposite and most distant from the street which provides access, shall observe the required rear yard setback if access rights have been relinquished to that abutting street.

(Added by Ord. No. 7306 (N.S.) adopted 5-20-87)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

4825 YARD REQUIREMENTS INCREASED ON LOTS ABUTTING HALF STREETS.

A building or other structure shall not be erected or maintained on a lot or building site which abuts a street or alley having only a portion of its required width dedicated and where no part of such dedication would normally revert to said lot or building site if the street or alley were vacated, unless the yards provided and maintained in connection with such building or structure have a width or depth of that portion of the lot or parcel of land needed to complete the street or alley width, plus the width or depth of the yards required on the lot or parcel of land by an applicable setback designator. This section applies whether this ordinance requires yards or not. The Planning Commission, upon request, shall determine the required street or alley width.

4835

4835 EXCEPTIONS TO REQUIRED OPENNESS OF REQUIRED YARDS.

Every part of each required yard shall be open and unobstructed from finished grade to the sky except for buildings, structures and projections allowed in such yard by the following table. Any building, structure or projection not specifically allowed in a required yard by the following table is prohibited. These restrictions shall not apply to buildings, structures or projections located in yards or portions thereof which are not required by an applicable setback designator or by other provisions of these Setback Regulations. (Provisions of the County Building Code, County Fire Code, local Fire Protection District Fire Code or other applicable regulations may be more restrictive. Detached accessory buildings shall observe the most restrictive setbacks, including those prescribed by Section 4842.)

(Amended by Ord. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)

(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

CPERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

| Building, Structure or Projection | Front Yard | Interior Side Yard | Exterior Side Yard | Rear Yard of Interior Lot | Rear Yard of Corner Lot |
|---|--|--|--------------------|--|--|
| a. Detached accessory storage buildings, work and hobby shops except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842. The combined area of all structures projecting (partially or wholly) into the setback shall not exceed 1,000 sq. ft. | Not permitted. | Permitted in agricultural, residential, and S92 use regulations. | Not permitted. | Permitted in agricultural, residential and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures. | Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of required yard-in combination with all detached accessory structures. |
| b. Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks. | Not permitted. | Permitted in agricultural, residential, and S92 use. | Not permitted. | Permitted in agricultural, residential, and S92 use regulations but may not cover more than 50 percent of the required yard in combination with all detached accessory structures. | Permitted in agricultural, residential, and S92 use regulations, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures. |
| c. Private detached garages and carports; must meet setback per Section 4842. The combined area of all structures projecting (partially or wholly) into the setback shall not exceed 1,000 sq. ft. | Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837. | Permitted in agricultural, residential, and S92 use regulations. | Not permitted. | Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures. | Permitted in agricultural, residential, and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard in combination with all detached accessory structures. |
| d. Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms. | -----Not permitted----- | | | | |

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS

(Part of Section 4835)

| Building, Structure or Projection | Front Yard | Interior Side Yard | Exterior Side Yard | Rear Yard of Interior Lot | Rear Yard of Corner Lot |
|---|---|--|---|---|--|
| e. Stands | Permitted where stands are allowed by Section 6156. | -----Not permitted----- | | | |
| f. A Photovoltaic Solar Energy System | Permitted in all zones but not more than 30 inches above grade. | Permitted in all zones but may not exceed 12 feet in height. | Permitted in all zones but not more than 30 inches above grade. | Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures. | Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard in combination with all detached accessory structures. |
| g. Fences | Permitted in all zones if in conformance with Fencing and Landscaping Regulations commencing at Section 6700. | | | | |
| h. Outdoor area lighting on poles. | Permitted in commercial and manufacturing/industrial zones only if in conformance with regulations at Section 6324. | | | | |
| i. Roofed, open sided patios which are attached and part of main building or roofed, open sided patios which are detached, less than 12 feet in height and less than 1,000 square feet in area. | -----Not permitted----- | | | Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard. | |

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

| Building, Structure or Projection | Front Yard | Interior Side Yard | Exterior Side Yard | Rear Yard of Interior Lot | Rear Yard of Corner Lot |
|---|---|--|---|---------------------------|-------------------------|
| j. Sidewalk arcades and similar architectural features of buildings containing principal commercial use types. | Permitted by Minor Use Permit. | -----Not permitted.----- | | | |
| k. Uncovered, unenclosed balconies, extending above the level of first floor with exterior access of building. | ----- Not permitted. ----- | | | | |
| l. Uncovered, unenclosed porches, platforms or landing places not extending above level of first floor with exterior access of building and not more than 30 inches above grade. | -----Permitted in all zones.----- | | Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory structures and must be set back from the rear lot line a distance equal to the required interior side yard. | | |
| m. Cornices, eaves, belt courses, water tables, sills, buttresses, capital, bases, fireplaces and garden windows. | -----Permitted in all zones but may not extend more than 2 feet into yard.----- | | | | |
| n. Open unenclosed stairways, and fire escapes, not covered by a roof or canopy and open beneath. | Not permitted. | Permitted in all zones but may not extend or project more than 3 feet into the required yard. | | | |
| o. Bay and architectural windows provided floor area is not increased, not exceeding 24 square feet each in wall opening area, and with a sill height not less than 18 inches above finished floor. | Permitted in all zones but may not extend more than 2 feet into required yard. | Permitted if the required side yard is not less than 10 feet and may not extend more than 2 feet into required yard. | Permitted in all zones but may not extend more than 2 feet into required yard. | | |

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS

(Part of Section 4835)

| Building, Structure or Projection | Front Yard | Interior Side Yard | Exterior Side Yard | Rear Yard of Interior Lot | Rear Yard of Corner Lot |
|--|--|--|--------------------|---------------------------|-------------------------|
| p. Uncovered, unenclosed pedestrian access deck, bridge, ramp or walkway to the level of the floor closest to the street level. | ----- | Permitted on single-family lots on downhill side of street but may not project more than 3 feet into any required yard. Must be open beneath. | ----- | | |
| q. Guard railings for safety protection around depressed ramps, open-work fences, hedges, or landscape architectural features. | ----- | Permitted in all zones but may not be more than 42 inches in height. | ----- | | |
| r. Animal containments including pens, coops, aviaries, hutch, stables barns and corrals. | ----- | See Animal Regulations commencing at Section 3100 | ----- | | |
| s. Trees, shrubs, and flowers. | ----- | Permitted in all Zones | ----- | | |
| t. Electric Vehicle Charging Station pedestals not more than 54 inches above grade | Permitted in commercial and industrial use regulations but must be a minimum of 3 feet from property line. | | | | |
| (Amended by Ord. No. 5508 (N.S.) adopted 5-16-79 (Amended by Ord. No. 5933 (N.S.) adopted 11-19-80) (Amended by Ord. No. 6654 (N.S.) adopted 9-21-83) (Amended by Ord. No. 6761 (N.S.) adopted 4-25-84) (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84) (Amended by Ord. No. 6924 (N.S.) adopted 2-20-85) (Amended by Ord. No. 7110 (N.S.) adopted 4-2-86) (Amended by Ord. No. 7220 (N.S.) adopted 10-22-86) (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88) | | (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89) (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92) (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95) (Amended by Ord. No. 8897 (N.S.) adopted 3-18-98) (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04) (Amended by Ord. No. 9935 (N.S.) adopted 4-23-08) (Amended by Ord. No. 10006 (N.S.) adopted 9-16-09) (Amended by Ord. No. 10072 (N.S.) adopted 9-15-10) (Amended by Ord. No. 10162 (N.S.) adopted 8-3-11) (Amended by Ord. No. 10359 (N.S.) adopted 10-29-14) | | | |

4837 PRIVATE GARAGE PERMITTED IN REQUIRED FRONT YARD SUBJECT TO REGULATIONS.

Notwithstanding the requirements of Section 4835 referring to the permitted intrusion of private garages into required front yards, because of slope, a private garage accessory to a dwelling, may intrude into the front yard if it meets the following conditions, is not built closer than ten feet from any rear or side lot line; and the proposed garage location is the only practical one for the garage:

If the half of a lot that abuts a street from which garage access is taken has a slope of greater than one foot rise or fall over a seven foot distance or the slope is such that this half of the lot is more than four feet above or below the established street elevation, the garage may be built to within ten feet of the front lot line.

The garage may be built to the front lot line if the slope of the lot meets the same requirements mentioned above and the Director finds that it would not be a hazard to pedestrian or vehicular traffic.

This Section 4837 is not intended to allow a garage to be located within the front yard setback if it replaces a pre-existing garage that has been converted, or is proposed to be converted, to another use nor to allow a second garage on property where there is an existing garage.

(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
 (Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)
 (Amended by Ord. No. 7576 (N.S.) adopted 1-11-89)
 (Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

4838 WATER TANK FOR FIRE PROTECTION PERMITTED IN REQUIRED YARDS SUBJECT TO REGULATIONS.

Notwithstanding the requirements of Section 4835 referring to permitted location of accessory structures within required yards, a water storage tank for fire protection may encroach into required yards if it meets all the following criteria:

1. Is required by the County Fire Marshal or Fire District serving the property;
2. Is not built closer than 10 feet from any street line and 3 feet from any other property line;
3. Does not exceed 15 feet in height and 12 feet in diameter; and
4. Is the only practical location which would assure gravity flow to the serving fire hydrant(s) or standpipe(s).

These water tanks may encroach closer to street lines and/or property lines than specified above, provided the Director finds that the encroachment would not be detrimental to adjacent properties and/or vehicular or pedestrian traffic.

(Added by Ord. No. 8166 (N.S.) adopted 10-21-92)
 (Amended by Ord. No. 9690 (N.S.) adopted 12-15-04)

4840

4840 REQUIRED DISTANCE BETWEEN DETACHED MAIN BUILDINGS.

No main building 2 stories or less in height shall be closer than 10 feet to any other main building to which it is not attached on the same lot or building site, and no main building exceeding 2 stories in height shall be closer than 15 feet to any other main building to which it is not attached on the same lot or building site.

4841 REQUIRED DISTANCE BETWEEN DETACHED ACCESSORY BUILDINGS AND MAIN BUILDINGS.

No detached accessory building walls shall be closer than 6 feet to any main building walls or other accessory building walls on the same lot or building site and no detached accessory building eaves shall be closer than 4 feet to any main building eaves or other accessory building eaves on the same lot or building site. When the distance between either the walls or the eaves of a detached accessory building and a main building or living unit are less than specified in this section, the buildings are deemed attached for the purpose of determining setbacks and both must meet the setbacks prescribed for a main building.

Exceptions to this section are:

1. More restrictive separation may be required by the Animal Enclosure Setbacks in Section 3112.
2. There is no prescribed separation between chicken coops.
3. Swimming pools which do not extend more than 3 feet above the ground adjacent thereto.

(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 7306 (N.S.) adopted 5-20-87)
(Amended by Ord. No. 10095 (N.S.) adopted 12-8-10)

4842 SETBACKS FOR DETACHED ACCESSORY BUILDINGS AND STRUCTURES.

- a. No detached accessory building shall be located with walls closer than 3 feet or eaves closer than 2 feet from interior side or rear property lines.
- b. No detached accessory building authorized by Section 6156.g exceeding 1,000 square feet in area shall be located within a required setback pursuant to Section 4810.
- c. The combined area of all detached accessory buildings authorized by Section 6156.g, having any portion within the required setback pursuant to Section 4810, shall not exceed 1,000 square feet.

(Added by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 10006 (N.S.) adopted 9-16-09)
(Amended by Ord. No. 10359 (N.S.) adopted 10-29-14)

USABLE OPEN SPACE REGULATIONS

4900 TITLE AND PURPOSE.

The provisions of Section 4900 through Section 4999, inclusive, shall be known as the Usable Open Space Regulations. The purpose of these provisions is to promote the availability of outdoor areas for leisure and recreation throughout San Diego County by establishing requirements for minimum areas of usable open space for residential developments with three or more dwelling units per lot or building site.

4905 USABLE OPEN SPACE DESIGNATOR NOTATION.

Usable open space shall be indicated by a capital letter corresponding to one row of the Usable Open Space Schedule at Section 4910 specifying the minimum square feet of private and group usable open space for each dwelling unit in a residential development with three or more dwelling units per lot or building site. A dash ("-") shall indicate that there is no useable open space requirement or that when used in conjunction with a Village Zone, regulations shall be specified in the applicable Village Zone Development Regulations.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10348 (N.S.) adopted 7-30-14)

4910 USABLE OPEN SPACE DESIGNATORS SCHEDULE.

Usable open space designators used within the development unit shall be limited to those in the following Schedule D:

SCHEDULE D
USABLE OPEN SPACE SCHEDULE

USABLE OPEN SPACE PER
DWELLING UNIT
(square feet)

| <u>DESIGNATOR</u> | <u>PRIVATE</u> | <u>GROUP</u> |
|-------------------|----------------|--------------|
| A | 0 | 0 |
| B | 0 | 150 |
| C | 0 | 500 |
| D | 0 | 800 |
| E | 100 | 0 |
| F | 100 | 150 |
| G | 100 | 500 |
| H | 100 | 800 |
| I | 350 | 0 |
| J | 350 | 150 |
| K | 350 | 500 |
| L | 350 | 800 |
| M | 600 | 0 |
| N | 600 | 150 |
| O | 600 | 500 |
| P | 600 | 800 |

4915 PRIVATE USABLE OPEN SPACE STANDARDS.

The purpose of these provisions is to prescribe standards for the development and maintenance of open areas, each of which is provided for the exclusive use of the occupants of one dwelling unit and which is intended to serve the needs of said occupants for a private, outdoor space available for recreation and leisure activities. Each private usable open space shall conform to the following standards:

- a. **Surfacing.** A surface shall be provided which allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dustfree surfacing. Slope shall not exceed 10 percent. Off-street parking and loading areas, driveways and service areas shall not be counted as usable open space. Adequate guard railings or other protective devices shall be erected wherever necessary for space on a roof or balcony, but shall not be more than 4 feet high and shall conform to the requirements of any applicable height designator.
- b. **Location.** The space may be located anywhere on the same lot as the dwelling unit it serves, except that above-ground-level space shall not be located within 5 feet of an interior side lot line. All spaces shall be adjacent to and not more than 15 feet above or below the floor level of the dwelling unit served.
- c. **Size and Shape.** An area of contiguous ground-level space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than 10 feet. An area of above-ground-level space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than 5 feet. When space is located on a roof, the area occupied by vents or other structures which do not enhance usability of the space shall not be counted toward the above dimension.
- d. **Accessibility.** The space shall be accessible to only one dwelling unit.
- e. **Openness.** There shall be no fixed, immovable obstructions over ground-level space except for devices to enhance its usability, such as sun shades, patio covers and awnings, and except that not more than 50 percent of the space may be covered by a private balcony projecting from a higher story. Above ground-level space shall have at least one exterior side open and unobstructed, except for incidental railings or balustrades, for 8 feet above its floor level.
- f. **Enclosure.** Ground-level space shall be screened from abutting lots, streets, alleys, and paths, from abutting private ways, and from other open space areas on the same lot

by a building wall, by dense landscaping not less than 5 feet high and not less than 3 feet wide, or by a solid or grille lumber or masonry fence or wall not less than 5 feet high, subject to the requirements of the Fencing and Landscaping Regulations commencing at Section 6700. However, when such screening would impair a beneficial outward and open orientation of view, with no building located opposite and within 50 feet from such required screening, as measured perpendicularly therefrom a horizontal plane, the above-prescribed height may be reduced to 3 feet.

- g. **Maintenance.** All required private usable open space shall be permanently maintained.

4917 GROUP USABLE OPEN SPACE STANDARDS.

The purpose of these provisions is to prescribe standards for the development and maintenance of open areas provided for the use of the occupants of dwelling units and intended to serve their needs for outdoor open space available for group recreation and leisure activities. The design of all group usable open space must be suitable for such group uses and shall conform to the following standards:

- a. **Surfacing.** A surface shall be provided which allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dustfree surfacing. Slope shall not exceed 10 percent. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Adequate guard railings or other protective devices shall be erected wherever necessary for space on a roof, but shall not be more than 4 feet high and shall conform to the requirements of any applicable height designator.
- b. **Location.** The space may be located anywhere on the same lot as the dwelling units it serves, within 20 feet of the nearest dwelling unit served, except that not more than 20 percent of the required area may be located on the roof of any building other than an attached garage or carport.
- c. **Size and Shape.** An area of contiguous space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than 15 feet. Narrow strips of open space, such as landscaped strips, adjoining but projecting away from such a rectangle shall not be counted toward the usable open space requirement. When space is located on a roof, the area occupied by vents or other structures which do not enhance usability of the space shall not be counted toward the above dimension.
- d. **Accessibility.** The space shall be accessible to all the dwelling units on the lot or building site.

- e. **Openness.** There shall be no fixed, immovable obstructions above the space except for devices to enhance its usability, such as sun shades, patio covers, and awnings.
- f. **Screening.** Ground-level space shall be screened from abutting lots, wall, by dense landscaping not less than 3 feet high and not less than 3 feet wide, or by a solid or grille lumber or masonry fence or wall not less than 3 feet high, subject to the requirements of the Fencing and Landscaping Regulations commencing at Section 6700.
- g. **Maintenance.** All required group usable open space shall be permanently maintained.

(Amended by Ord. No. 8247 (N.S.) adopted 5-19-93)

4920 LOCATION OF USABLE OPEN SPACE.

Usable open space areas shall not be located in any required front or exterior side yard.

PART FIVE: SPECIAL AREA REGULATIONS

GENERAL PROVISIONS

5000 GENERAL INTENT OF THE SPECIAL AREA REGULATIONS.

The provisions of Section 5000 through Section 5999, inclusive, shall be known as the **Special Area Regulations**. The purpose of these provisions is to set forth specialized regulations which have limited application within San Diego County and which assure that consideration is provided areas of special interest or unusual value.

5010 MODIFICATIONS IMPOSED BY SPECIAL AREA REGULATIONS.

The provisions of individual special area regulations shall be in addition to regulations imposed by the Use Regulations, Animal Regulations or Development Regulations. When more than one regulation is applicable to the same subject matter within a zone, the most restrictive regulation shall apply.

(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

5015 APPLICATION AND DESIGNATION.

- a. Application. A Special Area Regulation shall be deemed applicable when conditions or purposes specified within individual Special Area Regulations are found present within San Diego County and a Special Area Designator is included within a zone.
- b. Location of Designator. Designators for Special Area Regulations shall follow the designators for the Development Regulations.
- c. Notation. Special Area Regulations applicable within a zone shall be indicated by a letter pursuant to the table at Section 5025.
- d. Exemption. The following uses are exempt from Special Area Regulators that require a discretionary review.
 1. Low Barrier Navigation Centers
 2. Emergency Shelters
 3. Supportive Housing Projects
 4. Housing development projects that require ministerial approval pursuant to state law.

A dash ("-") shall indicate that there are no Special Area Regulations applicable to the property.

(Amended by Ord. No. 8581 (N.S.) adopted 9-20-95)

(Amended by Ord. No. 10858 (N.S.) adopted 7-19-23)

5020 USE PERMITS.

When Special Area Regulations require the issuance of a Minor Use Permit or a Major Use Permit, such permits shall only be issued when the proposed use satisfies all conditions and requirements of the Special Area Regulations and is found consistent with the intent and purpose of the applicable Special Area Regulations.

5025

5025 LISTINGS OF DESIGNATORS.
The following shall be used as appropriate.

| <u>Designator</u> | <u>Special Area Designator</u> | <u>(See Section)</u> |
|-------------------|---|----------------------|
| A | Agricultural Preserve | 5100-5110 |
| B | Community Design Review Area | 5750-5799 |
| C | Airport Land Use Compatibility Plan Area | 5250-5260 |
| D | Design Review | 5900-5910 |
| E | Fault Displacement | 5400-5406 |
| F | Flood Plain | 5500-5522 |
| G | Sensitive Resource | 5300-5349 |
| H | Historic/Archaeological Landmark or District | 5700-5747 |
| J | Specific Historic District | 5749 |
| P | Planned Development | 5800-5806 |
| R | Coastal Resource Protection Area | 5950-5957 |
| S | Scenic | 5200-5212 |
| T | Unsewered Area | 5960-5964 |
| V | Vernal Pool Area | 5850-5856 |
| W | Flood Channel | 5450-5472 |
| FCI | Former Forest Conservation Initiative Properties | 5970-5972 |

(Amended by Ord. No. 5330 (N.S.) adopted 12-13-78)
(Amended by Ord. No. 6186 (N.S.) adopted 11-18-81)
(Amended by Ord. No. 6236 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6240 (N.S.) adopted 2-17-82)
(Amended by Ord. No. 6743 (N.S.) adopted 1-11-85)
(Amended by Ord. No. 7101 (N.S.) adopted 3-12-86)
(Amended by Ord. No. 7127 (N.S.) adopted 5-07-86)
(Amended by Ord. No. 7630 (N.S.) adopted 5-23-89)
(Amended by Ord. No. 8114 (N.S.) adopted 7-29-92)
(Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)
(Amended by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10661 (N.S.) adopted 2-26-20)

5030 SPECIFIC PLANS.

If a Specific Plan has been adopted for property which is also subject to the S88 Specific Planning Area Use Regulations, any provisions of the Specific Plan relating to subjects contained in the Special Area Regulations in this part shall prevail over The Zoning Ordinance regulations to the extent of any conflict between them.

(Added by Ord. No. 8581 (N.S.) adopted 9-20-95)

AIRPORT LAND USE COMPATIBILITY PLAN AREA REGULATIONS

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)

5250 TITLE AND PURPOSE.

The provisions of Section 5250 through Section 5270, inclusive, shall be known as the Airport Land Use Compatibility Plan Area Regulations. The purpose of these provisions is to regulate land uses within portions of the unincorporated territory of the County of San Diego located in Airport Influence Areas (AIAs) surrounding airports for which the San Diego County Regional Airport Authority (Authority) has adopted Airport Land Use Compatibility Plans (ALUCP or ALUCPs).

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10204 (N.S.) adopted 3-28-12)

5252 APPLICATION OF AIRPORT LAND USE COMPATIBILITY PLAN DESIGNATOR.

The Airport Land Use Compatibility Plan Area Regulations shall be applied to properties located in unincorporated County territory with AIAs set forth in the ALUCPs adopted for the following airports: Agua Caliente Airport, Borrego Valley Airport, Brown Field, Fallbrook Community Airpark, Gillespie Field, Jacumba Airport, Montgomery Field, Oceanside Municipal Airport, Ocotillo Airport, McClellan-Palomar Airport, MCAS-Miramar, MCAS-Pendleton, Ramona Airport and San Diego International Airport.

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)

5254 USE OF AIRPORT LAND USE COMPATIBILITY PLANS

ALUCPs provide compatibility policies and criteria applicable to properties located within AIAs. New development, redevelopment, expansions, conversions and other uses of land located within the AIA of an adopted ALUCP for which County approval or permit are required shall be reviewed against the established criteria and policies of the ALUCP. Unless the property is already devoted to the proposed incompatible use or the ALUCP is overridden by the County in a manner which renders the use compatible with the ALUCP, the proposal, must comply with the established policies and criteria of the applicable ALUCP. ALUCPs are available at the Department of Planning and Development Services and from the Authority.

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)
(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)

5256 PROJECTS SUBJECT TO AUTHORITY REVIEW

Land use actions within the scope of California Public Utilities Code (PUC) Sections 21661.5, 21664.4, 21676(c), 21675.1 and 21676.5 or any successor or supplementing statutes thereto must be submitted to the Authority. The PUC currently requires Authority review for the following actions:

- (i) adoption or amendments to general and specific plans;
- (ii) adoption or amendment of zoning, building, and other land use ordinances and regulations within the AIA;
- (iii) adoption and amendment of Airport Master Plans;
- (iv) construction plans for new airports;

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- (v) any airport expansion plans (including the construction of a new runway, the extension or realignment of an existing runway, and the acquisition of Runway Protection Zones);
- (vi) all actions, regulations and permits when the Authority has not adopted an ALUCP for an airport; and
- (vii) all actions, regulations and permits when a local agency has not modified a general or specific plan to bring it into conformance with an adopted ALUCP or overruled the Authority in the manner required by PUC Section 21676.5.

The County may, in its discretion, require submittal of projects to the Authority for review when review is not required by the PUC.

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)

5257 AIRPORT OVERFLIGHT NOTIFICATION REQUIREMENTS

All owners of properties within an Airport Overflight Notification Area, as shown on an adopted ALUCP, shall record an Overflight Agreement prior to issuance of a building permit for any new residential development, including new single-family dwellings, duplexes, multi-family dwellings and second dwelling units. Note: not all properties within an Airport Influence Area (AIA) are within an Airport Overflight Notification Area.

(Added by Ord. No. 10204 (N.S.) adopted 3-28-12)

5258 OVERRIDING AIRPORT COMPATIBILITY PLANS

The County consistent with the PUC may overrule land use policies and criteria in the adopted ALUCPs that would otherwise be applicable to unincorporated territory over which the County retains land use authority by taking the following steps:

- (i) holding a public hearing;
- (ii) making specific findings that the proposed action is consistent with the requirements of the State Aeronautics Act, PUC Section 21670, et seq; and
- (iii) approval of the proposed action by a two-thirds vote of the County Board of Supervisors. (See, for example, PCC Section 21676 and 21676.5.)

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)

5260 DEVELOPMENT OF LAND DEVOTED TO INCOMPATIBLE USE

Land devoted to an incompatible use prior to approval of an ALUCP may be used in accordance with this pre-existing use even if inconsistent with the ALUCP. To ascertain whether or not an incompatible use was established prior to the adoption of an ALUCP requires a careful review of the status of development entitlements, the scope and nature of development or redevelopment, and Authority policies which may be applicable to infill, reconstruction and other activities that may be deemed an existing incompatible use. Incompatible use determinations are fact sensitive and will be made on a case by case basis by the Director, Department of Planning and Development Services, with input from the Authority when required.

(Added by Ord. No. 10162 (N.S.) adopted 8-3-11)

(Amended by Ord. No. 10222 (N.S.) adopted 9-25-12. Opr. 11-26-12)



ACCESSORY DWELLING UNIT & JUNIOR ACCESSORY DWELLING UNIT ZONING DIVISION

According to California State Law, properties zoned for residential use with an existing or proposed single-family dwelling (SFD) are eligible for the addition of one **Accessory Dwelling Unit (ADU)**, the potential conversion of one permitted and existing accessory structure into an ADU, and/or one **Junior Accessory Dwelling Unit (JADU)**. The ADU and JADU must provide complete independent living facilities for one or more persons.

Applicants are strongly encouraged to contact the appropriate Fire Department as soon as possible to ensure that their ADU complies with the required fire setbacks and to determine whether fire sprinklers are required or not.

If your property is located within the County of San Diego, you may be eligible to add one ADU and one JADU to your lot with an existing or proposed single-family dwelling (SFD) in a residential or mixed-use zone, provided all the following are met:

- The ADU is either attached to an existing SFD or detached and on the same legal lot.
- ADU may be rented but is not intended for sale separate from the primary residence.
- Lot does not have an existing guest living quarters, accessory living quarters, or accessory apartment. A conversion of a guest living quarters, accessory living quarters, or accessory apartment into an ADU is potentially permitted and requires approval of a building permit.
- The total floor area of an attached ADU shall not exceed 50% of the floor area of the SFD, up to a maximum floor area of 1,200 square feet (it could be up to 850 square feet and 1,000 square feet for ADU's with more than one bedroom, independent of the sq. ft. of the existing SFD).
- The total floor area of a detached ADU shall not exceed 1,200 square feet, independent of the square footage of the existing SFD.
- Applicants must provide mathematical computations of the "floor area" for both units on the plot plans, and these calculations must be taken from the exterior dimensions of the outside walls.
- Total floor area of a proposed accessory structure attached to a detached ADU shall not exceed the allowable combined square footages per Section 6156.g of the Zoning Ordinance, or unless authorized by an approved Administrative Permit.
- Any proposed accessory structure, attached to an ADU, exceeding 1,000 sq. ft. (combined with all other accessory structures per Section 6156.g) and/or more than 12' in height, are subject to the main building setbacks and height regulations of the Zoning Ordinance.
- An attached or detached patio, deck, and/or balcony is subject to Section 4835 of the Zoning Ordinance.
- A detached ADU is limited to 25' in height (except for multifamily complexes).
- An ADU could potentially be attached to an existing and permitted oversized accessory structure, if the ADU is placed within the existing accessory structure and the overall footprint is not being changed.

Please click [here for Zoning Information](#) if your property is within the unincorporated area of the County of San Diego. If you have any additional zoning questions, please email us at PDSZoningPermitCounter@sdcounty.ca.gov
5510 OVERLAND AVE, SUITE 110, SAN DIEGO, CA 92123 <http://www.sdcounty.ca.gov/pds>



County of San Diego, PDS, Zoning Division
ACCESSORY & JUNIOR ACCESSORY DWELLING UNIT

Continued

- No setbacks are required if an existing and permitted accessory structure, or a portion thereof is being converted into an ADU, except for fire safety.
- No additional development standards such as maximum square footage, height, lot coverage, and setbacks are required if an existing and permitted detached or attached accessory structure is being converted into an ADU. Any new addition to the ADU must comply with the setbacks and height regulations outlined on this form.
- An existing and permitted accessory structure, or a portion of the existing and permitted main residence could potentially be converted into an ADU. Such a conversion would not be subject to any size requirements. For example, an existing & permitted 3,000 sq. ft. barn could be converted into an ADU without any additional requirements, other than compliance with the fire and building standards for dwelling units.
- An ADU could potentially be attached to an existing and permitted, or proposed recreation room, if there is a defined fire and sound separation wall or floor between the ADU and recreation room. Any openings (doors, window, or penetrations) would be required to be fire rated.
- A minimum setback of at least 4' from the side and rear lot lines is required for an ADU that is being constructed above a permitted detached accessory structure. If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line. The setbacks only apply to the added space above the accessory structure and the ADU can be constructed wholly or partly above the accessory structure, including extending beyond the accessory structure walls.
- All newly constructed detached and/or attached ADU's must comply with the required front yard setbacks and a minimum side and rear setback of at least 4' (except any required fire setbacks).
- If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line.
- However, a detached and/or attached ADU's may encroach into the required front yard setbacks if it would otherwise prevent the construction of an ADU that is 800 sq. ft. or smaller. If the proposed ADU encroaches into the required front yard setbacks, substantial evidence would be required (such as septic permit/layout, photos, or cross-section drawings of existing grade), explaining/justifying why the proposed ADU (up to 800 sq. ft.) has been placed into the front yard setbacks.
- If the ADU is in the front yard setbacks, it cannot block the driveway, or access of the two required off-street parking spaces for the existing SFD, unless two replacement off-street parking spaces have been provided.
- An accessory structure, or patio attached to an ADU must comply with the required exterior side yard setbacks (if applicable).
- An ADU shall provide one parking space. The parking space may be located within the setbacks and in an existing driveway as tandem parking. Parking spaces don't need to be replaced when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted into an ADU.

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ACCESSORY & JUNIOR ACCESSORY DWELLING UNIT

Continued

- A parking space is not required for the ADU in any of the following instances:
 - (1) The ADU is located within one-half mile of public transit.
 - (2) The ADU is located within an architecturally and historically significant historic district.
- Separate sale or ownership of an ADU is prohibited, unless the lot is subdivided creating a separate lot for each dwelling.
- The ADU shall not be used or rented for less than 30 days.
- Properties that have multiple (2 or more) existing, non-conforming SFD's and are in a residential zone that only allows for one SFD, can have an ADU (JADU is not allowed).
- Properties that have an existing non-conforming SFD and are in a zone that does not allow for a SFD, can have an ADU or JADU (not both).
- New proposed ADU's on lots in unincorporated county areas with an existing & permitted SFD may qualify for the County Fee Waiver Program (through January 2024). Please see the following link: <https://www.sandiegocounty.gov/ADU>.

See Junior Accessory Dwelling Units (JADU) requirements below:

- One JADU, which shall not exceed 500 square feet, may be permitted on lots with an existing or proposed SFD within a residential or mixed-use zone.
- The JADU must be completely contained within an existing or proposed SFD and may include separate sanitation facilities or may share sanitation facilities with the existing structure.
- The JADU shall include an efficiency kitchen, which shall include all the following:
 - a. A cooking facility with appliances.
 - b. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- When an existing garage, carport, or covered parking space is being demolished in conjunction with the construction of a JADU or converted into a JADU, the two required parking spaces need to be replaced. An SFD must provide two off-street parking spaces.
- No additional parking space is required for a JADU.
- A JADU must be within an existing or proposed SFD and cannot be attached to an ADU.
- In instances where the JADU shares a bathroom with the SFD, interior entry to the SFD would be necessary.
- JADU's, and/or additions for JADU's must comply with main building setbacks, incl. JADU additions for non-conforming SFD's. Please see Section 6886 of the Zoning Ordinance for setback information on non-conforming SFD's.
- The JADU may be rented, but not for less than 30 days, and is not intended for sale separate from the primary residence. The owner is required to live in one of the two units.
- No separate electric meter will be permitted.

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County of San Diego, PDS, Zoning Division
ACCESSORY & JUNIOR ACCESSORY DWELLING UNIT

Continued

Multiple ADU's maybe permitted within portions of an existing or proposed multifamily complex within a residential or mixed-use zone if the following requirements are met.

- Only structures/rooms within the existing or proposed multifamily complex that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, can potentially be converted at least into one ADU, or multiple ADU's, up to 25% of the existing multifamily dwelling units.
- Up to two detached ADU's maybe permitted, per lot that has an existing or proposed multifamily complex if the following requirements are met.
 - a. The addition of two detached ADU's is not subject to any nonconforming regulations.
 - b. A non-conforming multifamily complex can have up to two detached ADU's or may have ADU's created within the existing multifamily complex (not both) and would be subject to all other regulations.
- Multiple ADU's for multifamily complexes do not qualify for the County Fee Wavier Program.

Any structure designed for human habitation that is divided into two or more independent and attached living units on a single lot is considered a multifamily complex (such as duplex, triplex, stacked dwellings, Mobile Home Park, etc.). Multiple detached single-family dwellings on the same lot are not considered a multifamily complex, but may qualify for one ADU.

IF YOU HAVE QUESTIONS REGARDING SEPARATE UTILITY CONNECTIONS, SERVICES, OR METERING REQUIREMENTS, PLEASE CONTACT YOUR LOCAL UTILITY AND GUIDANCE PROVIDED THROUGH STATE ([ADU Handbook \(ca.gov\)](http://www.aduhandbook.ca.gov)).

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