

## **Chapter Eight: Zoning Ordinance Summary**



**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE: Zoning**  
**ZONING ORDINANCE SUMMARY**

**ZONING INFORMATION**

APN: \_\_\_\_\_

Community Plan: \_\_\_\_\_

General Plan Designation: \_\_\_\_\_

Regional Category: \_\_\_\_\_

Legal lot Info: \_\_\_\_\_

| ZONE                            |                                 |
|---------------------------------|---------------------------------|
| <b>USE REGULATIONS</b>          |                                 |
| <b>ANIMAL REGULATIONS</b>       |                                 |
| <b>DEVELOPMENT REGULATIONS</b>  | Density                         |
|                                 | Lot Size                        |
|                                 | Building Type                   |
|                                 | Maximum Floor Area              |
|                                 | Floor Area Ratio                |
|                                 | Height                          |
|                                 | Lot Coverage                    |
|                                 | Setback (*SEE SETBACK SCHEDULE) |
| Open Space                      |                                 |
| <b>SPECIAL AREA REGULATIONS</b> |                                 |

Information provided by: \_\_\_\_\_

Date: \_\_\_\_\_

**PURPOSE OF THIS BROCHURE**

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information.

**WHERE TO GET MORE INFORMATION**

Come to the Zoning Information Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free No. (888) 267-8770. See County Website link for Zone Box information:

<http://gis.co.san-diego.ca.us/imf/sites/property/index.jsp>

**WHAT IS ZONING?**

The Zoning Ordinance was adopted by the Board of Supervisors to regulate land uses in the unincorporated (non-city) portions of the County of San Diego. The unincorporated area is divided into zones according to the present and potential uses of the land. A business that may be out of place in a single-family neighborhood may fit comfortably among other businesses. By zoning land, citizens insure that new growth and development will take place according to an orderly plan.

To fulfill the requirements of State law, the County has also prepared a General Plan. The Plan is an outline for the future. To be effective and to conform to State law, the Zoning Ordinance and zoning maps must be consistent with the General Plan, because they are the primary methods for achieving the objectives of the Plan.

The Zoning Ordinance is not the only land use regulation which is applicable to property. Others are listed in the back of the brochure

**HOW IS THE ORDINANCE ORGANIZED?**

The San Diego County ordinance differs from most zoning ordinances in certain key respects. Many zoning ordinances utilize zones such as RR1, A70, etc., which specify not only the uses permitted, but also lot size, density, height, building types, animal regulations and other requirements. The Zoning Ordinance of the County of San Diego separates each of these subjects and governs each with an individual designator. The designators are found in the appropriate schedules of the Zoning Ordinance.

A “zone” is the combination of the Use Regulation and the other regulations, i.e., the entire zone “box.” The Use Regulation is not the zone, but specifies the permitted uses. Other regulations are indicated by the designator for the subject. [A dash (-) or blank space indicates that a particular designator is not used.] Because a zone is the combination of all designators, a change in any designator requires a zone reclassification.

You should be aware that the County does not have standardized zones. Side-by-side parcels may have the same use regulation but may have different animal, development, and special area regulations.

**EXAMPLE OF A ZONE BOX:**

Following is an example of a zone box for a zone commonly used for single family dwellings on 6,000 square foot lots:

| ZONE                     |                                 |      |
|--------------------------|---------------------------------|------|
| USE REGULATIONS          | RS-7                            |      |
| ANIMAL REGULATIONS       | Q                               |      |
| DEVELOPMENT REGULATIONS  | Density                         | 7.26 |
|                          | Lot Size                        | 6000 |
|                          | Building Type                   | C    |
|                          | Maximum Floor Area              | -    |
|                          | Floor Area Ratio                | -    |
|                          | Height                          | G    |
|                          | Lot Coverage                    | -    |
|                          | Setback (*SEE SETBACK SCHEDULE) | J    |
| Open Space               | -                               |      |
| SPECIAL AREA REGULATIONS | -                               |      |

## **HOW TO GET THE ZONE BOX FOR YOUR PROPERTY:**

The zone box for your property is not found in the Zoning Ordinance text. The purpose of the text is to set forth the regulations listed in the box. The actual zoning regulations (box) applied to property in the unincorporated area are kept on overlay sheets upon Assessor maps in the Department of Planning and Land Use offices. To get the complete zone box regulations on a parcel of land, you should come into our office or call Zoning Information at 858-565-5981. See County Website link for Zone Box information: (<http://gis.co.san-diego.ca.us/imf/sites/property/index.jsp>). You will need to know the Assessor's Parcel Number (APN) of the property.

## **HOW TO READ THE ZONE BOX:**

### **Use Regulations**

Use regulations appear in the designation of every zone in the County. They are represented by letters and numbers, such as RC, M50, or A72. The basic types of Use Regulations are residential (R), commercial (C), manufacturing and industrial (M), agricultural (A), and special purpose (S).

Each basic type of Use Regulation has several variations. For example, agriculture can be A70 or A72. Part Two of the Zoning Ordinance (beginning at Section 2000) describes each Use Regulation, what uses are allowed in it, and what kinds of uses require a permit. The Use Regulations are summarized in Table A (attached).

### **Animal Regulations**

The Animal Regulations apply to the keeping of animals. Sections 3000 and 3120 of the Zoning Ordinance contain the Animal Regulations. The Animal Regulations designator can be found in the Animal Schedule (attached). The designator also specifies the animal enclosure setback regulations (attached).

### **Development Regulations**

The Development Regulations are found in Section 4000 to 4920 of the Zoning Ordinance. They are intended to establish regulations regarding the physical character and intensity of development. There are nine development designators, which are listed in the middle of the Zone Box under Development Regulations. The meaning of each letter or number is below:

**Density:** Number indicates dwelling units per net acres

**Lot Size:** Number indicates required net lot area in square feet, unless acres are specified.

**Building Type:** Letter indicates building designator on the "Building Type Schedule" (Schedule A, attached).

**Maximum Floor Area:** Number indicates the maximum floor area expressed in thousands of square feet, i.e., "10" indicates 10,000 and "2.5" indicates 2,500 square feet.

**Floor Area Ratio:** Number is ratio of total floor area to area of lot.

**Height:** Letter indicates height designator on the Height Schedule (Schedule B, attached).

**Lot Coverage.** The maximum area of a building site which may be covered by a building is indicated by either of the following numbers:

- a. A decimal fraction specifies the maximum lot coverage as a fraction of the total building site.
- b. A whole number specifies the maximum coverage in square feet.

If both are specified, the more restrictive applies.

**Setback:** The letter indicates the setback designator on the Setback Schedule (Schedule C, attached). Be sure to check the Setback Schedule footnotes for any special information.

Certain streets may have special setbacks. See Section 4816 of the Ordinance for the listing of those streets. Some streets may have additional setback requirements if they are part of the County General Plan Circulation Element.

For setbacks on a particular parcel of land, call Zoning Information at 858-565-5981. See County Website link for Zoning Box information: (<http://gis.co.sandiego.ca.us/imf/sites/property/index.jsp>) Remember to have the Assessor's Parcel Number of the property.

**Useable Open Space:** The letter designator refers to required open space for multiple-family dwellings as shown on the Usable Space Schedule (Schedule D, attached).

### **Special Area Regulations**

The purpose of the Special Area Regulations is to set forth special regulations which have limited applications, such as floodplains, and ensure that consideration is given to areas of special interest or unusual value. Table B, attached, lists the Special Area designators. You should consult Sections 5000 to 5964 of the Ordinance for further details.

### **ENCLOSURE REGULATIONS**

The Enclosure Regulations are not part of the Zone Box, but they are part of the zoning regulations. Their purpose is to set forth the type of enclosure, if any, of buildings and other structures or areas used for the purpose of accommodating various uses, including accessory uses. The degree of enclosure required depends on the Use Type and the Use Regulations or Special Area Regulations. See the Enclosure Matrix, Table C, attached. Consult Section 6814 of the Ordinance for exceptions to the enclosure requirements.

**TABLE A**

**Summary of Use Regulations**

RS, RD, RM, RV, and RU are residential use regulations. Refer to the density designator and building type designator in the Zone Box for more complete information

|  |  |
|--|--|
| RMH – Residential Mobile Home. Family Residential use in a Mobile home   | M52 – Limited Industrial. Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit |
| RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses allowed by Use Permit   |  |
| RRO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit   | M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services  |
| RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit  | M56 – Mixed Industrial. Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required.   |
| C30 – Office-Professional. Allows administrative and professional offices and other limited commercial uses  | M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.   |
| C31 – Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses  | A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.   |
| C32 – Convenience Commercial. Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as secondary uses of commercial buildings.                | A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations  |
| C34 – General Commercial-Residential. Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor uses may be allowed by Use Permit              | S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.  |
| C35 – General Commercial/Limited Residential. Intended for mixed commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit | S82 – Extractive Use. Intended for mining and borrow pits  |
| C36 – General Commercial. General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses  | S86 – Parking. Allows vehicle parking  |
| C37 – Heavy Commercial. Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses. | S87 – Limited Control. Limited control was applied to that land which was unzoned as of 12-1-69. Will be converted to more appropriate zoning through implementation of long-range planning programs. Present permitted uses are similar to A72. Any other use by Major Use Permit   |
| C38 – Service Commercial. General commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.  | S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan  |
| C40 –Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services  | S90 – Holding Area. Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit  |
| C42 –Visitor Service Commercial. Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.   | S92 – General Rural. A residential and agriculture zone which is intended to provide approximate controls for land which is rugged terrain, watershed, dependent on ground water for a water supply, desert, susceptible to fire and erosion, or subject to other environmental constraints                                      |
| C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.  |  |
| C46 – Medical Center. Allows medical services and related facilities   |  |
| M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.   | S94 – Transportation and Utility Corridor. Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials / forms of energy.  |



| ANIMAL USE TYPE<br>(See Note 4)   | Restrictions and Density Range          | DESIGNATOR |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|---|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|   |   | A          | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | Q | R | S | T | U | V | W | X |   |
| (See Note 2)  | 2 animals                               |            |   |   |   |   |   |   |   |   | X |   |   |   |   |   | X | X | X |   |   |   |   |   | X | X |
|   | 4 acres plus by MUP                     |            |   |   |   |   |   |   |   |   |   | X |   |   |   | X |   |   |   |   |   |   |   |   |   |   |
|   | ½ acre plus 2 animals per ½ acre by ZAP | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |
|   | Grazing Only                            |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X | X |   |   |   |   |
| (d) Horse keeping (other than Animal Sales and Services: Horse Stables)                           | Permitted                               |            |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   | X | X | X | X |
|   | 2 horses + 1 per ½ acre over 1 acre     |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|   | ZAP required                            |            |   |   | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|   | ½ acre plus by ZAP                      | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| (e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7) | Permitted                               |            |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
|   | ZAP Required                            | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| (f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)                                 | ZAP Required                            |            |   |   | X | X | X | X | X | X |   |   | X | X | X | X | X |   |   | X | X | X |   |   | X |   |
| (g) Specialty Animal Raising: Other (Excluding Birds)   | 25 maximum                              |            |   |   | X | X | X |   |   |   | X | X | X |   |   |   | X | X | X | X | X |   | X |   | X |   |
|   | 25 maximum by ZAP                       | X          | X | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|   | 25 plus by ZAP                          |            |   |   | X | X | X |   |   |   | X | X | X | X |   |   | X |   |   | X | X | X | X |   | X |   |
|   | Permitted                               |            |   |   |   |   |   | X | X | X |   |   |   |   | X | X |   |   |   |   |   |   |   |   | X |   |
| (h) Specialty Animal Raising: Birds   | 25 maximum                              |            |   |   | X | X | X |   |   |   |   | X |   |   |   |   | X | X | X | X | X |   |   |   |   |   |
|   | 100 maximum                             |            |   |   |   |   |   | X | X | X | X | X |   |   |   |   | X |   |   |   |   |   |   | X |   |   |
|   | Additional by ZAP                       | X          | X | X |   |   |   | X | X | X | X | X | X |   |   |   | X |   |   |   |   |   | X | X |   |   |
|   | Permitted                               |            |   |   |   |   |   |   |   |   |   |   |   | X | X | X |   |   |   |   |   |   |   |   | X | X |
| (i) Racing Pigeons  | 100 Maximum                             |            |   |   |   |   |   |   |   |   | X | X |   |   |   |   |   |   |   |   |   |   |   | X |   |   |
|   | 100 Max 1/acre plus                     |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |   |   |   |   |   |   |   |
|   | Permitted                               |            |   |   |   |   |   |   |   |   |   |   | X | X | X | X | X |   |   |   |   |   |   |   | X | X |
| ANIMAL ENCLOSURE SETBACKS<br>(See Section 3112)   |   |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Most Restrictive  |   | X          |   |   | X |   |   | X |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |   |
| Moderate  |   |            | X |   |   | X |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Least Restrictive   |   |            |   | X |   |   | X |   |   | X |   |   |   |   |   |   |   |   |   |   |   |   |   |   | X |   |

MUP = Major Use Permit      + = plus      ZAP = Minor Use Permit

**Notes:**

1. Dogs and cats not constituting a kennel and up to two pot-belly pigs are accessory uses subject to the Accessory Use Regulations commencing at Section 6150 and are not subject to the animal enclosure setbacks.
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

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## Animal Enclosure Setback Table

(Section 3112)

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

| ANIMAL ENCLOSURE LOCATION            | ANIMAL ENCLOSURE SETBACKS (a) |   |   |
|--------------------------------------|-------------------------------|---|---|
|                                      | MOST RESTRICTIVE (b)          | MODERATE (b)  | LEAST RESTRICTIVE (b)   |
| Distance from Street Center Line     | Same as for main building (c) | Same as for main building   | Zero (0) feet (from street line)                                      |
| Distance from Interior Side Lot Line | Fifteen (15) feet             | Five (5) feet   | Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure. |
| Distance from Rear Lot Line          | Ten (10) feet                 | Zero (0) feet for open enclosure, Five(5) feet for roofed enclosure | Zero (0) feet   |

**NOTES:**

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals and similar structures used for keeping of poultry and animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979)

(Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988)

(Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)

(Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)

## SCHEDULE A – BUILDING TYPE SCHEDULE

| PERMITTED BUILDING TYPES                                | DESIGNATOR |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
|---|------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
|   | 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 |   |
| RESIDENTIAL:  |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Single detach (1 du per lot)                            |            | X | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |
| Semi-detached (1 du per lot)                            |            |   |   | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |   |   |   |   |   |   |   |   |
| Duplex or Doubled detached* (2 du on same lot)          |            |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |   |   |   |   |
| Stacked (Same lot)                                      |            |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |   |   |   |   |
| Triplex, 3 unit Multiple* (same lot)                    |            |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |
| Attached. 3 to 8 du (Separate lots)                     |            |   |   |   |   |   |   |   | X | X | X | X | X | X | X | X | X | X | X | X | X | X |   |   |   |   |
| Multi-Dwelling (Same Lot)                               |            |   |   |   |   |   |   |   |   |   | X | X | X | X | X | X |   | X | X | X | X | X |   |   |   |   |
| <b>MIXED RESIDENTIAL / NONRESIDENTIAL</b>               |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Limited Nonresidential (Ground level and basement Only) |            |   | X |   |   | X | X | X | X | X |   | X | X | X |   | X | X | X |   | X | X | X |   |   |   |   |
| Unlimited Nonresidential (Any Level)                    |            |   |   |   |   |   |   |   |   |   |   | X |   |   |   | X |   |   |   | X |   |   |   |   |   |   |
| <b>NONRESIDENTIAL</b>                                   |            |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| Detached (One or more main buildings per lot)           |            |   | X |   |   | X | X | X | X | X |   | X | X | X |   | X | X | X |   | X | X |   | X | X |   |   |
| Attached (Same lot or separate lots)                    |            |   | X |   |   | X |   | X |   | X |   | X | X |   |   | X |   |   |   | X |   |   |   | X |   | X |

\*Detached dwellings are permitted

(Amended by Ordinance Number 7220 (N.S.) adopted October 22, 1986)

## SCHEDULE B – HEIGHT SCHEDULE

| DESIGNATOR                | A  | B  | C  | D  | E  | F  | G  | H  | I  | J  | K  | L  | M   | N   | O   | P  | Q   | R   |
|---------------------------|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|----|-----|-----|
| Maximum height (Feet)     | 15 | 20 | 25 | 25 | 30 | 30 | 35 | 35 | 35 | 40 | 40 | 45 | 45  | 50  | 55  | 60 | 60  | (b) |
| Maximum Number of Stories | 1  | 2  | 2  | 3  | 2  | 3  | 2  | 3  | 4  | 3  | 4  | 4  | (a) | (a) | (a) | 4  | (a) | (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.

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

| DESIGNATOR | FRONT YARD (a)  |   |        |        | SIDE YARD   |  | REAR YARD                                   |
|------------|---|---|--------|--------|---|--|---|
|            | Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline) |   |        |        | Interior<br>Setback<br>measured<br>from lot<br>line | Exterior<br>(s)<br>Setback<br>measured<br>from<br>centerline | Setback<br>measured<br>from lot<br>line (e) |
|            | Standard<br>Setback   | Setbacks for certain Major<br>Subdivisions recorded after<br>January 1, 1966 (c.) |        |        |   |  |   |
|            |   | 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.**

(Amended by Ordinance Number 5508 (N.S.) adopted May 16, 1979, Effective June 16, 1979)

(Amended by Ordinance Number 6654 (N.S.) adopted September 21, 1983, Effective October 15, 1979)

(Amended by Ordinance Number 7110 (N.S.) adopted April 2, 1986, Effective May 2, 1986)

(Amended by Ordinance Number 8185 (N.S.) adopted December 16, 1992)

\* Fire Code Setbacks may be more restrictive. Check with local Fire Marshal.

**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 right-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 at a distance of 20 feet from the centerline and the front line.
- e. When a rear yard opens onto an alley, public park or beach, or other permanent open space, ½ of the width of such alley, public park or beach, or other permanent open space may be considered as applying to the rear yard setback to the extent of not more than 50% of the required rear yard setback; provided however, there shall not be any reduction in the required setbacks from the top of the ocean bluff, or from the line demarking the landward extent of the beach, as provided for in the Coastal Development Area Regulations commencing at Section 5150
- f. For any legal lot or building site less than ½ 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 ½ 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 ½ 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% 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 the exterior side yard shall have a setback no less than that specified in the Setback Schedule.
- k. Each side yard shall be increased by 2 ½ 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.5 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 footage 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 yards 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 Ordinance Number 5508 (N.S.) adopted May 16, 1979)  
 (Amended by Ordinance Number 6268 (N.S.) adopted April 14, 1982)  
 (Amended by Ordinance Number 6761 (N.S.) adopted April 25, 1984)  
 (Amended by Ordinance Number 7110 (N.S.) adopted April 2, 1986)  
 (Amended by Ordinance Number 7740 (N.S.) adopted March 28, 1990)  
 (Amended by Ordinance Number 8185 (N.S.) adopted December 16, 1992)  
 (Amended by Ordinance Number 8482 (N.S.) adopted November 30, 1994)

## 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 Ordinance Number 5508 (N.S.) adopted May 16, 1979)

## SCHEDULE D – USABLE OPEN SPACE SCHEDULE

| USABLE OPEN SPACE PER DWELLING UNIT (In Square Feet) |   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|--|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| DESIGNATOR   | A | B   | C   | D   | E   | F   | G   | H   | I   | J   | K   | L   | M   | N   | O   | P   |
| Private  | 0 | 0   | 0   | 0   | 100 | 100 | 100 | 100 | 350 | 350 | 350 | 350 | 600 | 600 | 600 | 600 |
| Group  | 0 | 150 | 500 | 800 | 0   | 150 | 500 | 800 | 0   | 150 | 500 | 800 | 0   | 150 | 500 | 800 |

**TABLE B**

**Listing of Designators**  
The following shall be used as appropriate

| <b>DESIGNATOR</b> | <b>SPECIAL AREA DESIGNATOR</b>   | <b>(See Section)</b> |
|-------------------|----------------------------------|----------------------|
| A                 | Agriculture Preserve             | 5100 – 5110          |
| B                 | Community Design Review Area     | 5750 – 5799          |
| D                 | Design Review                    | 5900 – 5910          |
| E                 | Fault Displacement               | 5400 – 5406          |
| F                 | Flood Plain                      | 5500 – 5522          |
| G                 | Sensitive Resource               | 5300 – 5349          |
| H                 | Historic/Archaeological Landmark | 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          |

- (Amended by Ordinance Number 5330 (N.S.) adopted December 13, 1978)
- (Amended by Ordinance Number 6186 (N.S.) adopted November 18, 1981)
- (Amended by Ordinance Number 6236 (N.S.) adopted February 17, 1982)
- (Amended by Ordinance Number 6240 (N.S.) adopted February 17, 1982)
- (Amended by Ordinance Number 6743 (N.S.) adopted January 11, 1985)
- (Amended by Ordinance Number 7101 (N.S.) adopted March 12, 1986)
- (Amended by Ordinance Number 7127 (N.S.) adopted May 7, 1986)
- (Amended by Ordinance Number 7630 (N.S.) adopted May 23, 1989)
- (Amended by Ordinance Number 8114 (N.S.) adopted July 29, 1992)
- (Amended by Ordinance Number 8166 (N.S.) adopted October 21, 1992)



## Other Land Use Regulations

The Zoning Ordinance is not the only regulation relating to use and development of land. Others include:

| REGULATION / SUBJECT  | PURPOSE   | CONTACT AGENCY<br>(County agency unless otherwise specified) |
|---|---|--|
| General Plan  | Establishes long range goals and policies for land use and public facilities  | DPLU   |
| Codes: Uniform Building, Fire, Plumbing, Mechanical, Electrical, Solar Energy, and Historic Buildings | Establishes minimum structural standards to protect life and property   | DPLU   |
| Subdivision Ordinance   | Regulates division of property  | DPLU / DPW   |
| Grading Ordinance   | Regulates cutting, filling and movement of earth  | DPLU / DPW   |
| Watercourse Ordinance   | Regulates filling, blocking or altering of certain water courses  | DPW  |
| Centerline Ordinance  | Established official centerlines and setbacks for certain highways  | DPW  |
| Various health-related ordinances and State laws  | Establishes minimum standards for wells, septic tanks, sewage system and other health-related matters.  | DEH  |
| Housing Code (State)  | Establishes minimum housing standards   | DEH  |
| Air Pollution: Health and Safety Code, Title 26 (State);<br>Clean Air Act (Federal)                   | Regulates emission of pollutants into the atmosphere  | APCD   |
| Mobile Home Parks Act (State)   | Establishes standards for mobile homes and mobile home, travel trailer and recreational vehicle parks and campgrounds                                 | DPLU   |
| California Coastal Act of 1976  | Protects coastal environment  | Coast Regional Commission (State)                            |
| Porter-Cologne Water Quality Control Act (State)  | Protect water quality; set standards for sewage treatment and discharge   | California Regional Water Quality Board (State)              |
| Surface Mining and Reclamation Act (State)  | Regulates surface mining (including borrow pits) and establishes standards for reclamation of mine lands.   | DPLU and DPW   |
| A'berg-Nejedly Forest Practice Act of 1973 (State)  | Establishes land use, timber harvesting and tax regulations for commercial timber lands and timber preserves.   | Dept. of Forestry (State)                                    |
| Williamson Act (State)  | Establishes land use and assessment regulations for agricultural preserves  | DPLU   |
| Open Space Easement Act (State)   | Establishes land use and assessment regulations for certain open space easements. (Open space easements may also be obtained pursuant to other laws.) | DPLU   |

| REGULATION / SUBJECT                             | PURPOSE   | CONTACT AGENCY<br>(County agency unless otherwise specified) |
|--|---|--|
| Alquist-Priolo Special Studies Zones Act (State) | Provides for identification of earthquake faults and regulation of nearby uses and development. | DPLU   |

**NOTES:**

APCD: Air Pollution Control District  
DEH: Department of Environmental Health  
DPLU: Department of Planning & Land Use  
DPW: Department of Public Works