Attachment A

Form of Ordinance
Zoning Classification

October 2016

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION
OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN
DIEGO RELATED TO THE
FCI LANDS GENERAL PLAN AMENDMENT

Changes from the revisions considered at the October 18 and November 15, 2013 Planning Commission hearings are shown in track changes

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(Revisions from October 2013) Copy

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE FOREST CONSERVATION INITIATIVE (FCI) LANDS GENERAL PLAN AMENDMENT

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Use Regulation Changes Maps identified as Maps (1) FCI-UR-Alpine, (2) FCI-UR-Descanso and (3) FCI-UR-North Mountain from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
UR-1	A70	C40
UR-2	RC	C40
UR-3	S92	C40
UR-4	RR	C40
UR-5	A70	RV
UR-6	A70	C44
UR-7	A72	C44
UR-8	A70	C36
UR-9	A70	C34
UR-10	C38	C40
UR-11	C34	C40
UR-12	**A70**	**RC**

Section 2. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Density Changes Maps identified as Maps (4) FCI-DN-Alpine, (5) FCI-DN-Descanso and (6) FCI-DN-North Mountain from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
DN-1	5	0.25
DN-2	0.025	0.25
DN-3	—	0.25
DN-4	0.05	~~10.9~~ **14.5**
DN-5	—	~~10.9~~ **14.5**
DN-6	—	2
DN-7	0.5	2
DN-8	1	2

Section 3. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Zoning Lot Size Changes Maps identified as Maps (7) FCI-LS-Alpine, (8) FCI-LS-Descanso and (9) FCI-LS-North Mountain from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	**Old**	**New**
LS-1	8AC	—
LS-2	4AC	—
LS-3	40AC	—
LS-4	40AC	8AC
LS-5	0.5AC	6,000 SF
LS-6	8AC	6,000 SF
LS-7	4AC	0.5AC
LS-8	8AC	0.5AC
LS-9	40AC	0.5AC
LS-10	8AC	4AC
LS-11	40AC	~~8~~ **4**AC
LS-12	4~~0~~AC	~~4~~ **2**AC
LS-13	20AC	8AC
LS-14	8AC	1AC
~~LS-15~~	~~4AC~~	~~2AC~~

Section 4. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Building Type Changes Map identified as Maps (10) FCI-BT-Alpine and (11) FCI-BT-North Mountain from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	**Old**	**New**
BT-1	C	L
BT-2	C	K
BT-3	W	L

Section 5. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Setback Changes Map identified as Map (12) FCI-SB1-Alpine from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	**Old**	**New**
SB-1	C	O
SB-2	C	H
SB-3	—	O

Section 6. The zoning classification of certain real property is hereby changed as set forth herein, and more precisely delineated on the FCI Lands Special Area Regulation Changes Map identified as Map (13) FCI-SR-Alpine from the **TBD** Board of Supervisors hearing, all documents on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

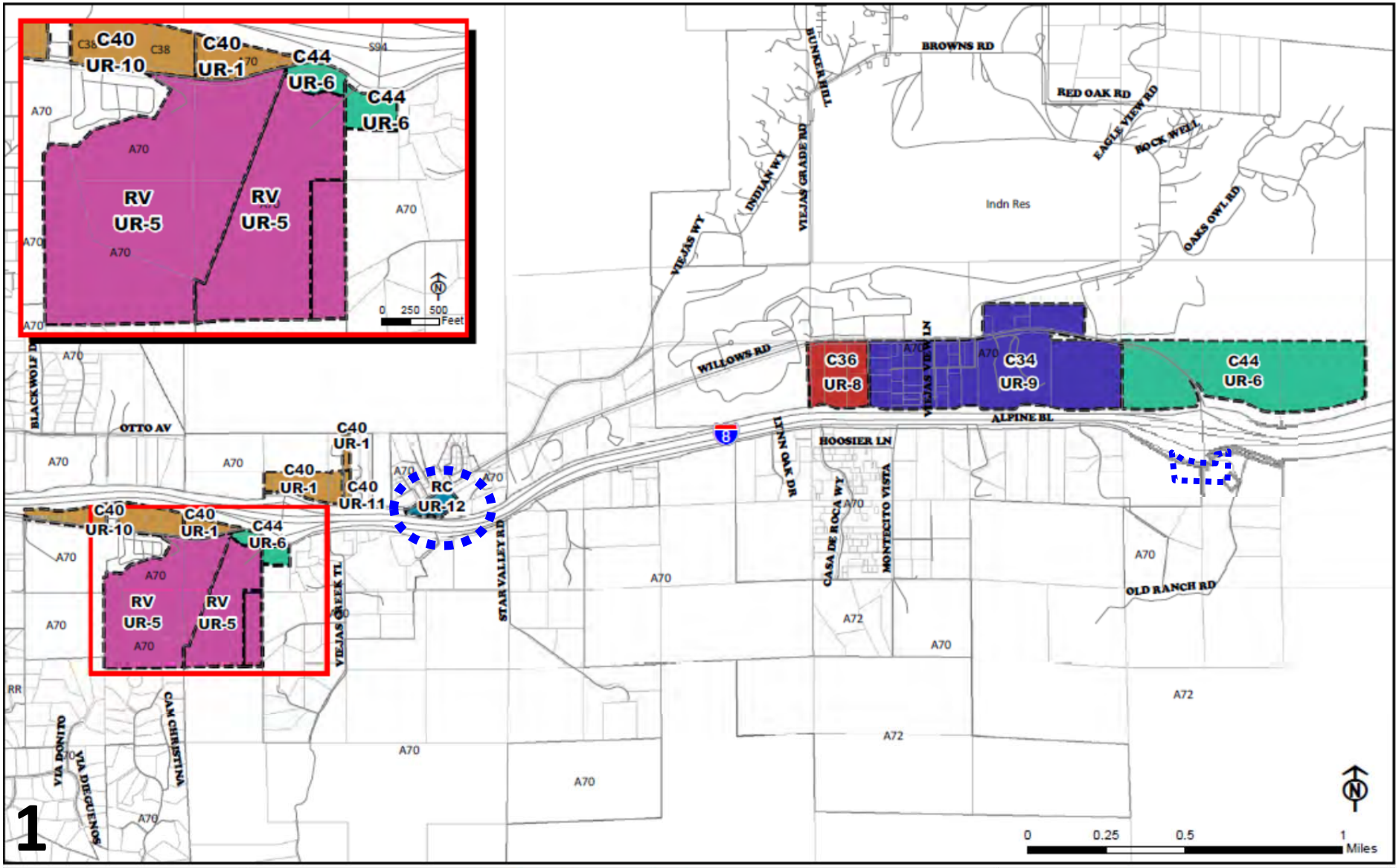
Sub-Area No.	**Old**	**New**
SR-1	—	B
SR-2	B, D2	B

Section 7. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the _____, a newspaper of general circulation published in the County of San Diego.

ZONING MAPS

	MAP	TYPE OF ZONING REVISION
1	FCI-UR-ALPINE	USE REGULATIONS
2	FCI-UR-DESCANSO	
3	FCI-UR-NORTH MOUNTAIN	
4	FCI-DN-ALPINE	DENSITY
5	FCI-DN-DESCANSO	
6	FCI-DN-NORTH MOUNTAIN	
7	FCI-LS-ALPINE	MINIMUM LOT SIZE
8	FCI-LS-DESCANSO	
9	FCI-LS-NORTH MOUNTAIN	
10	FCI-BT-ALPINE	BUILDING TYPE
11	FCI-BT-NORTH MOUNTAIN	
12	FCI-SB-ALPINE	SETBACK
13	FCI-SR-ALPINE	SPECIAL AREA REGULATION

New zoning revisions since 2013 Planning Commission hearings



COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-UR-ALPINE

FCI Zoning-Use Regulations

USE REG	FCI	OLD	NEW
C34	UR-1	A70	C40
C36	UR-5	A70	RV
C40	UR-6	A70	C44
C44	UR-8	A70	C36
RC	UR-9	A70	C34
RV	UR-10	C38	C40
	UR-11	C34	C40
	UR-12	A70	RC

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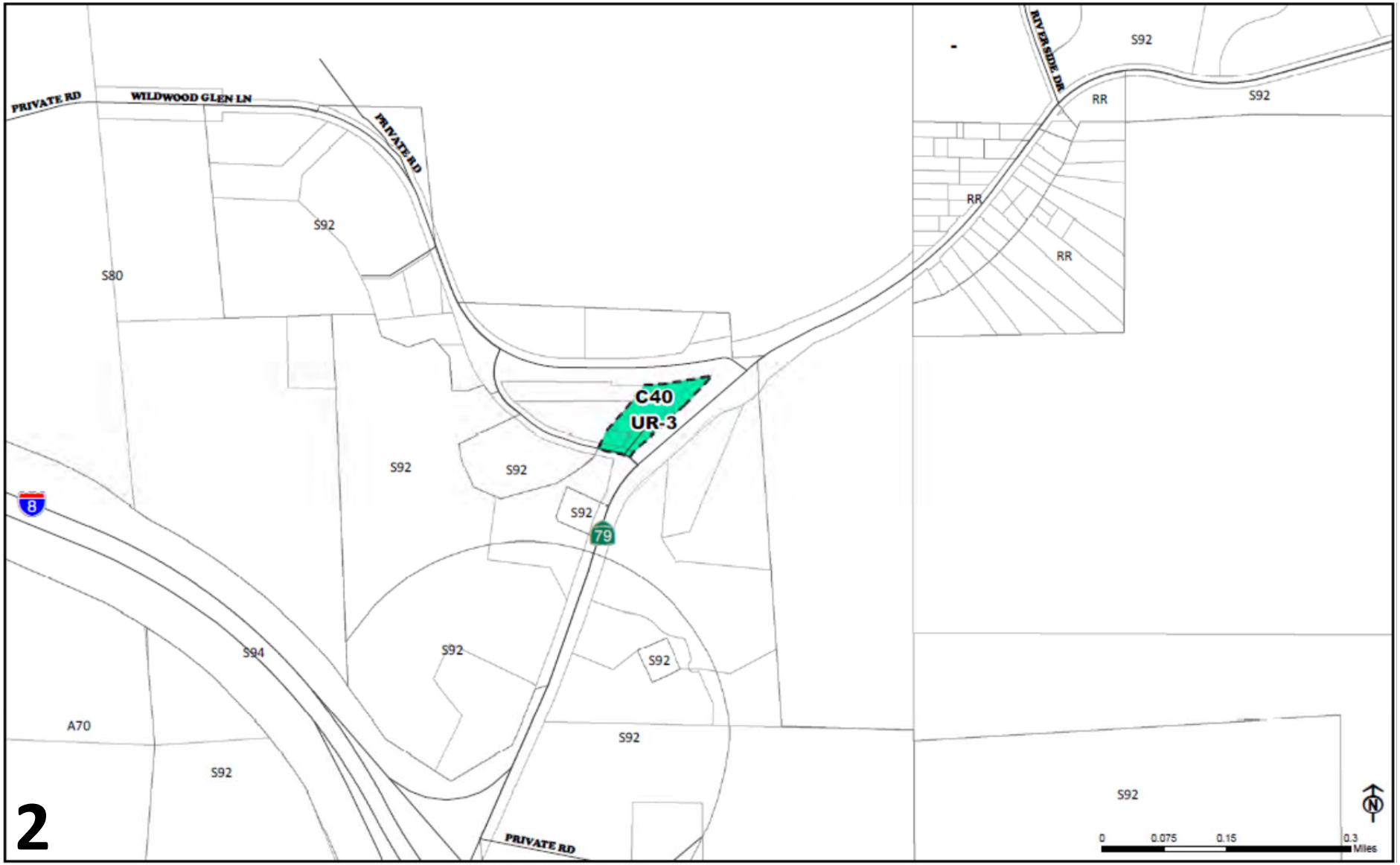

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-UR-Descanso

FCI Zoning-Use Regulations

USE REG	FCI	OLD	NEW
C40	UR-3	S92	C40

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COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-UR-North Mountain

FCI Zoning- Use Regulations

USE REG	
C40	

FCI	OLD	NEW
UR-1	A70	C40
UR-2	RC	C40
UR-4	RR	C40

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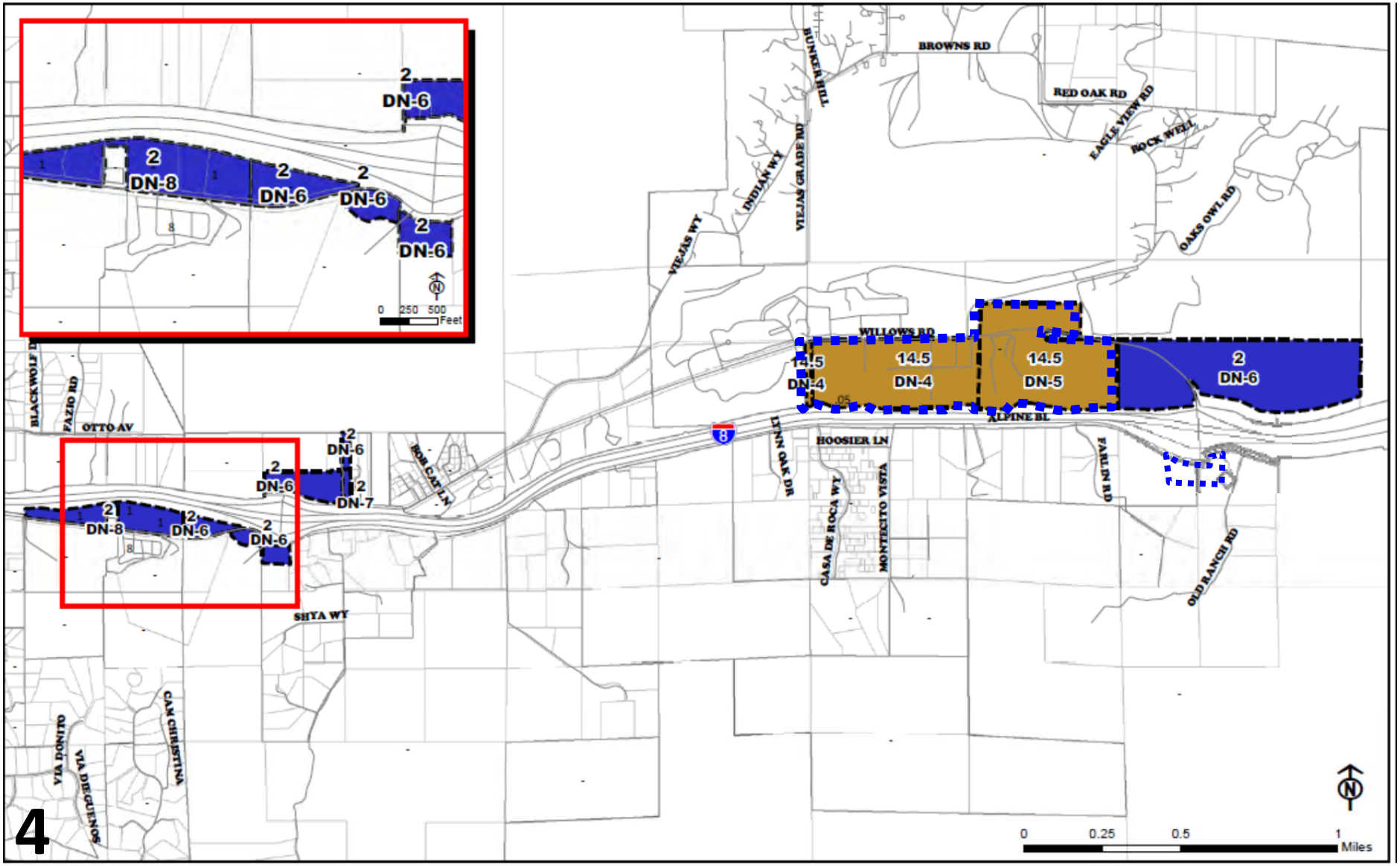

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-DN-ALPINE

FCI Zoning-Density

DENSITY	FCI	OLD	NEW
2	DN-4	0.5	14.5
14.5	DN-5	-	14.5
	DN-6	-	2
	DN-7	0.5	2
	DN-8	1	2

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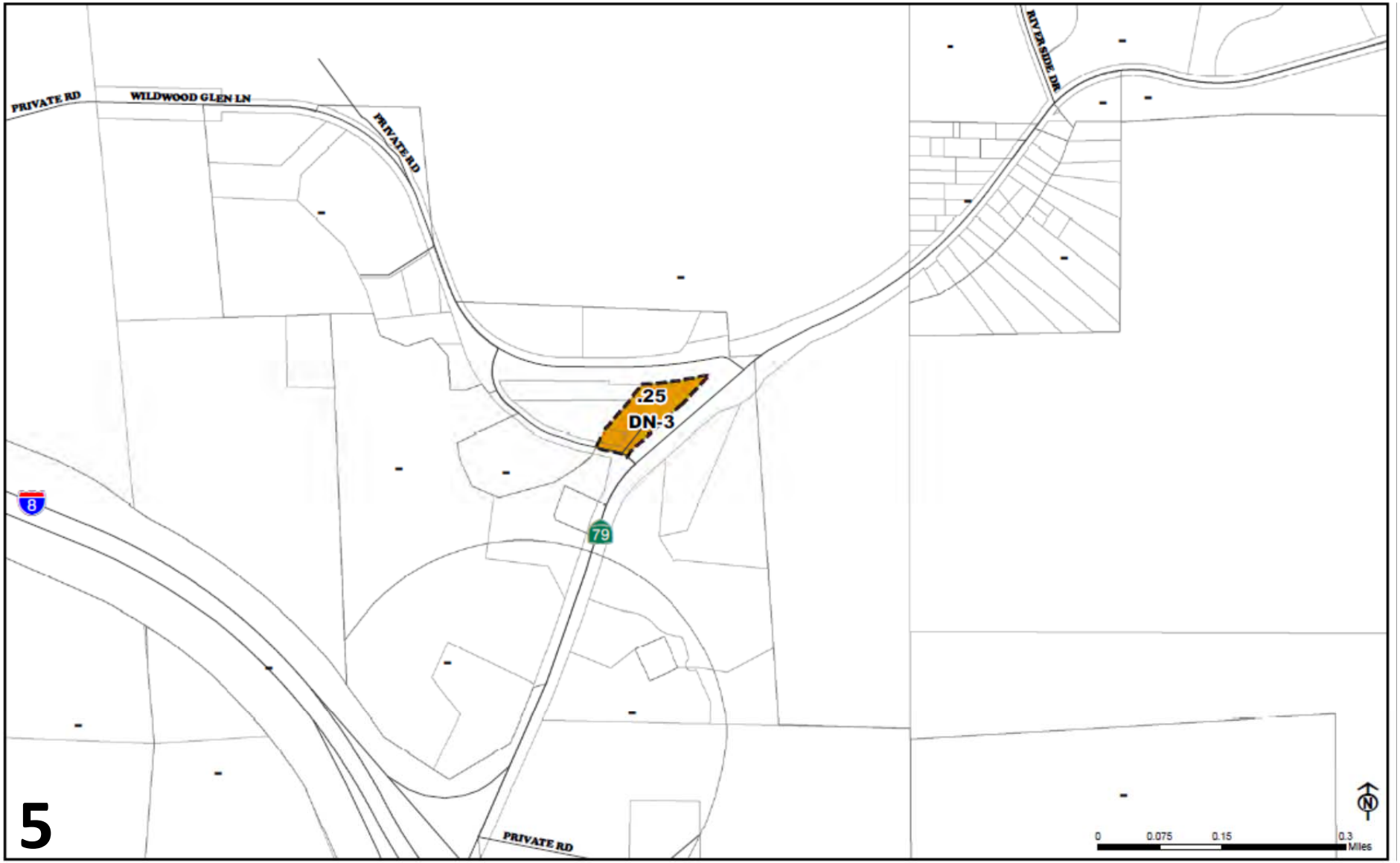

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-DN-DESCANSO

FCI Zoning Density

DENSITY	FCI	OLD	NEW
0.25	DN-3	-	0.25

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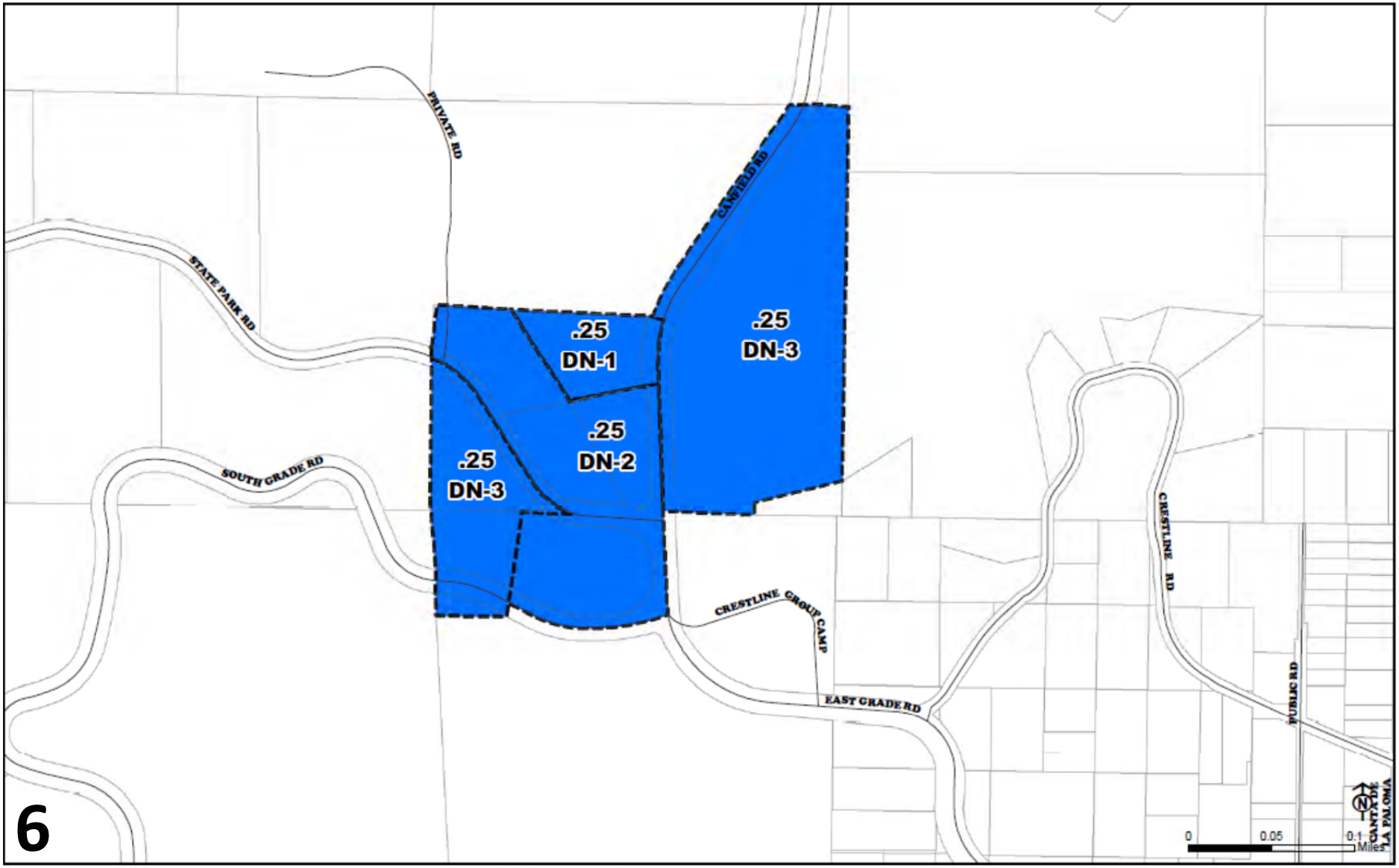

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-DN-NORTH MOUNTAIN

FCI Zoning- Density

DENSITY	FCI	OLD	NEW
.25	DN-1	5	.25
	DN-2	.025	.25
	DN-3	-	.25

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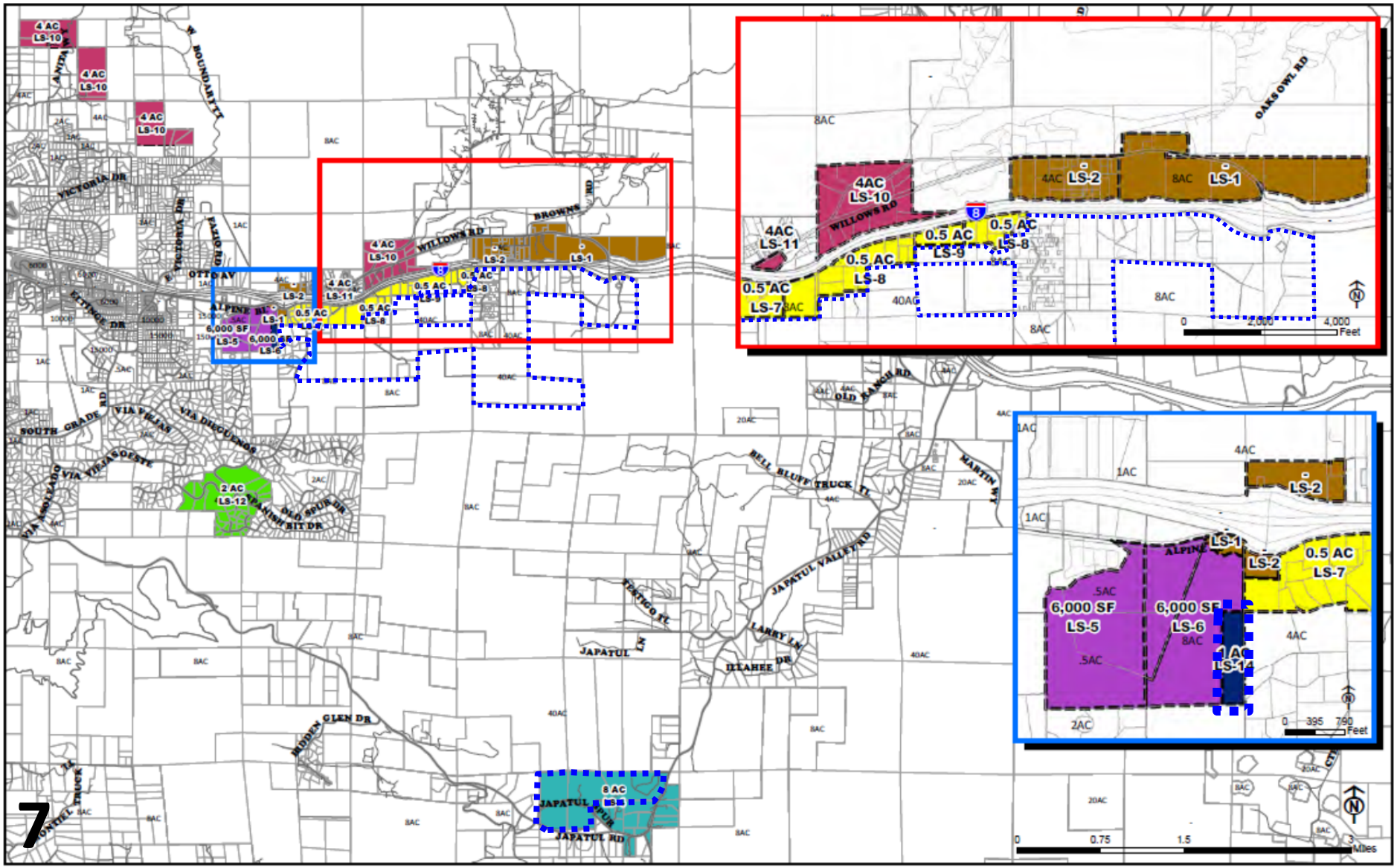

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-LS-ALPINE

FCI Zoning-Lot Size

Lot Size	FCI	OLD	NEW
-	LS-1	8 AC	-
	LS-2	4 AC	-
6,000 SF	LS-4	40 AC	8 AC
0.5 AC	LS-5	0.5 AC	6,000 SF
	LS-6	8 AC	6,000 SF
1 AC	LS-7	4 AC	0.5 AC
	LS-8	8 AC	0.5 AC
2 AC	LS-9	40 AC	0.5 AC
4 AC	LS-10	8 AC	4 AC
	LS-11	40 AC	4 AC
8 AC	LS-12	4 AC	2 AC
	LS-14	8 AC	1 AC

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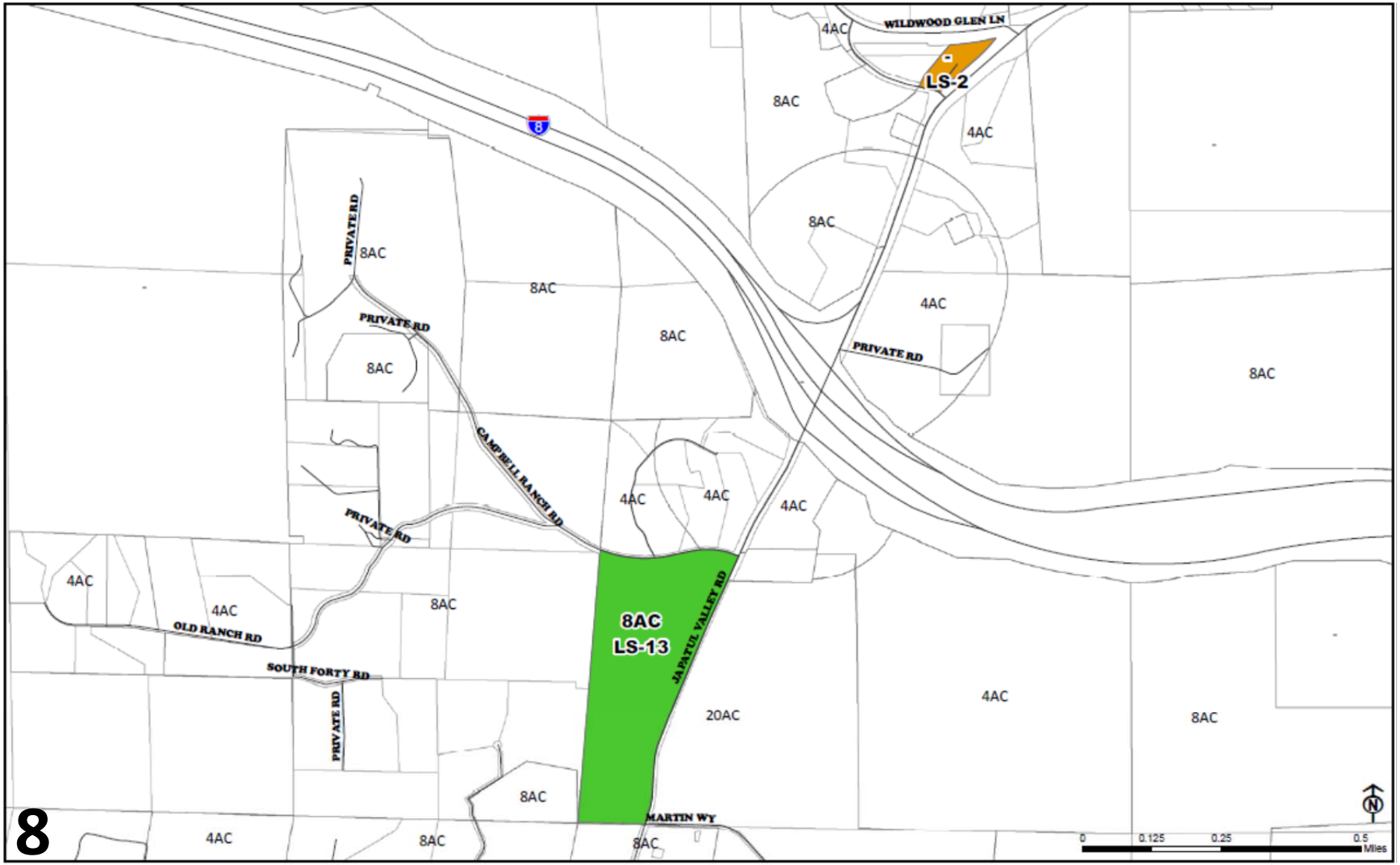

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-LS-DESCANSO

FCI Zoning-Lot Size

LOT SIZE	FCI	OLD	NEW
-	LS-2	4 AC	-
8AC	LS-13	20 AC	8 AC

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Regional Location Map

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-LS-North Mountain

FCI Zoning- Lot Size

LOT SIZE	FCI	OLD	NEW
-	LS-1	8 AC	-
	LS-2	4 AC	-
	LS-3	40 AC	-

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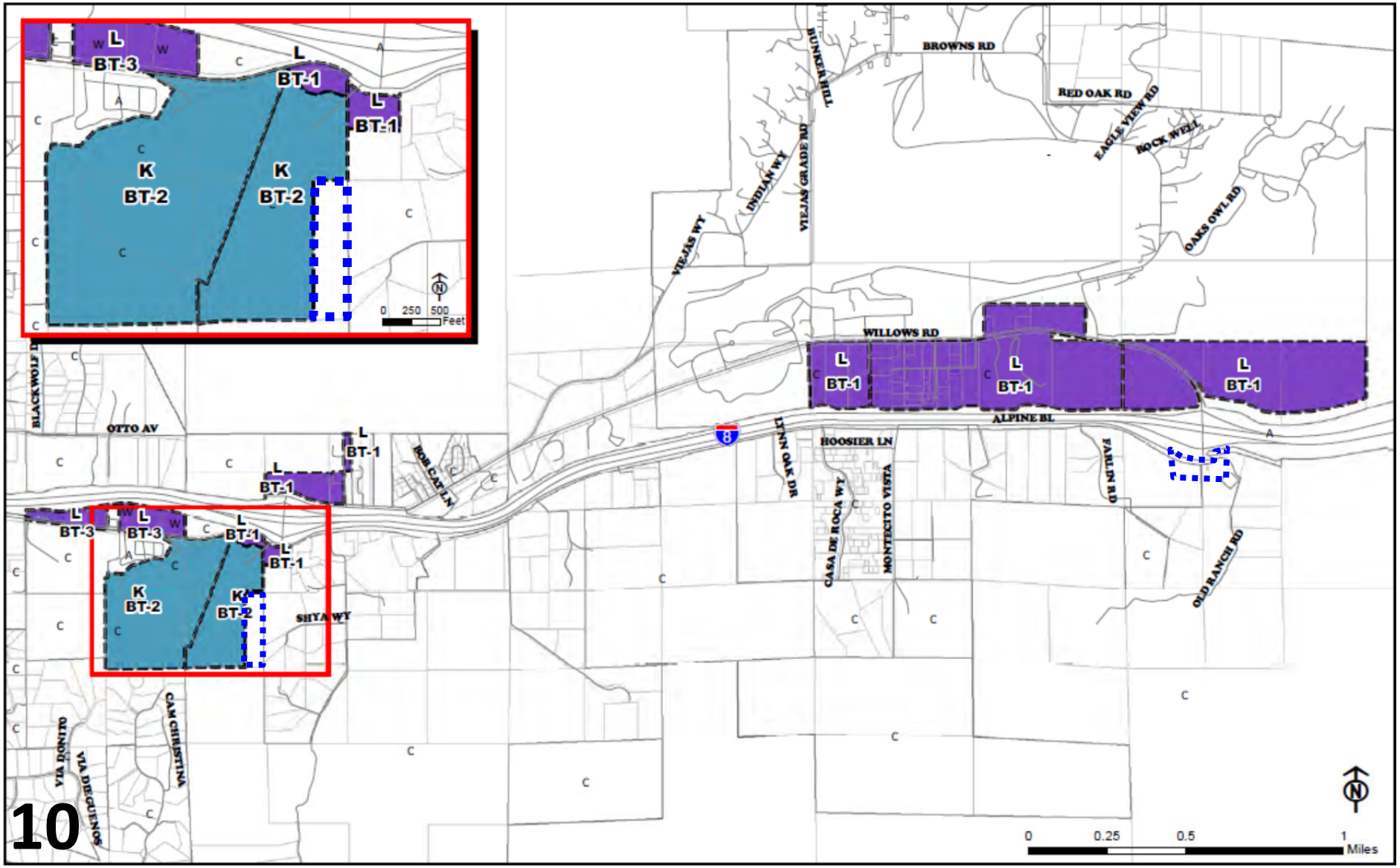

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COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-BT-ALPINE

FCI Zoning-Build Type

Build Type	FCI	OLD	NEW
K	BT-1	C	L
L	BT-2	C	K
	BT-3	W	L

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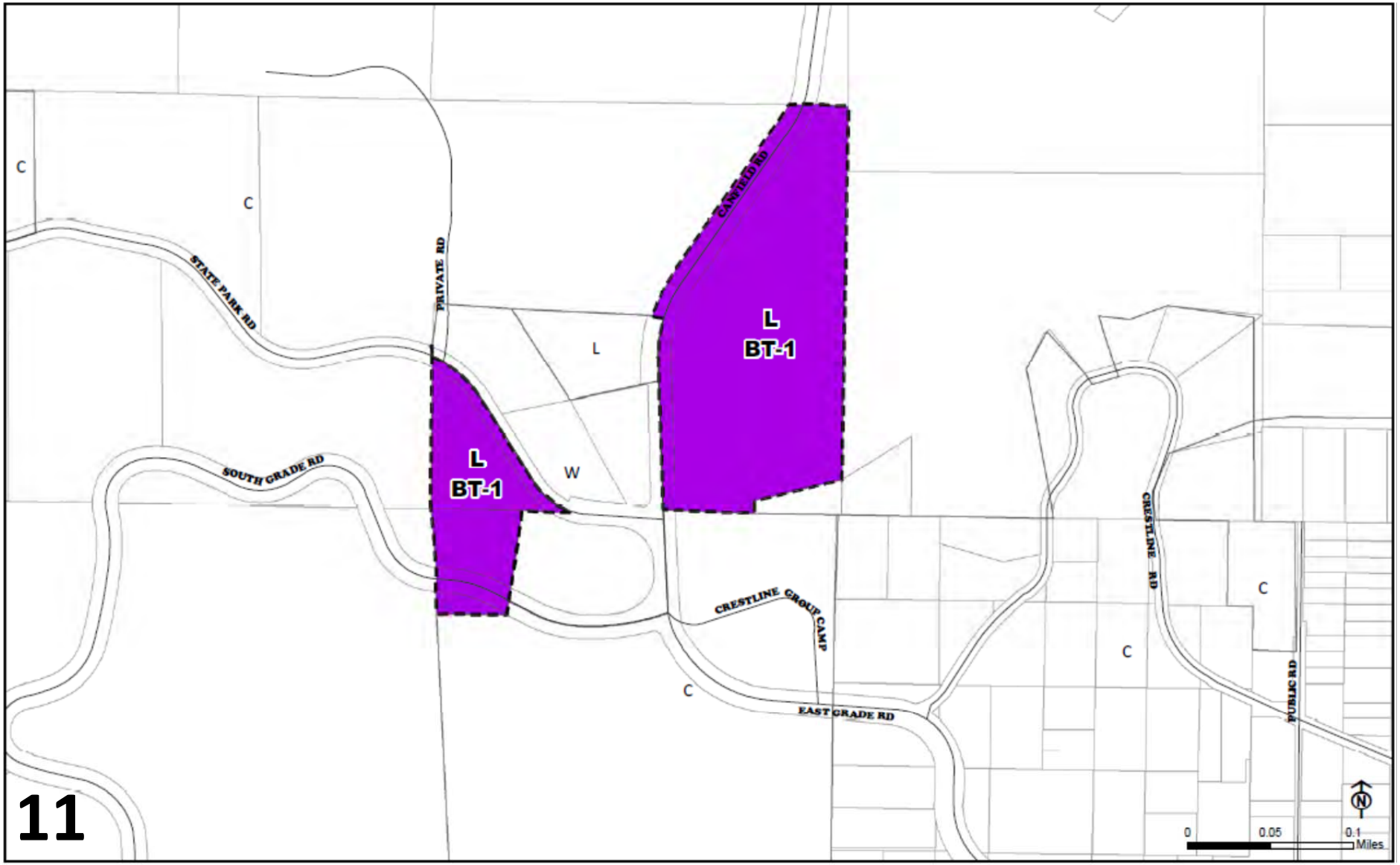

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-BT-North Mountain

FCI Zoning- Build Type

BUILD TYPE	FCI	OLD	NEW
L	BT-1	C	L

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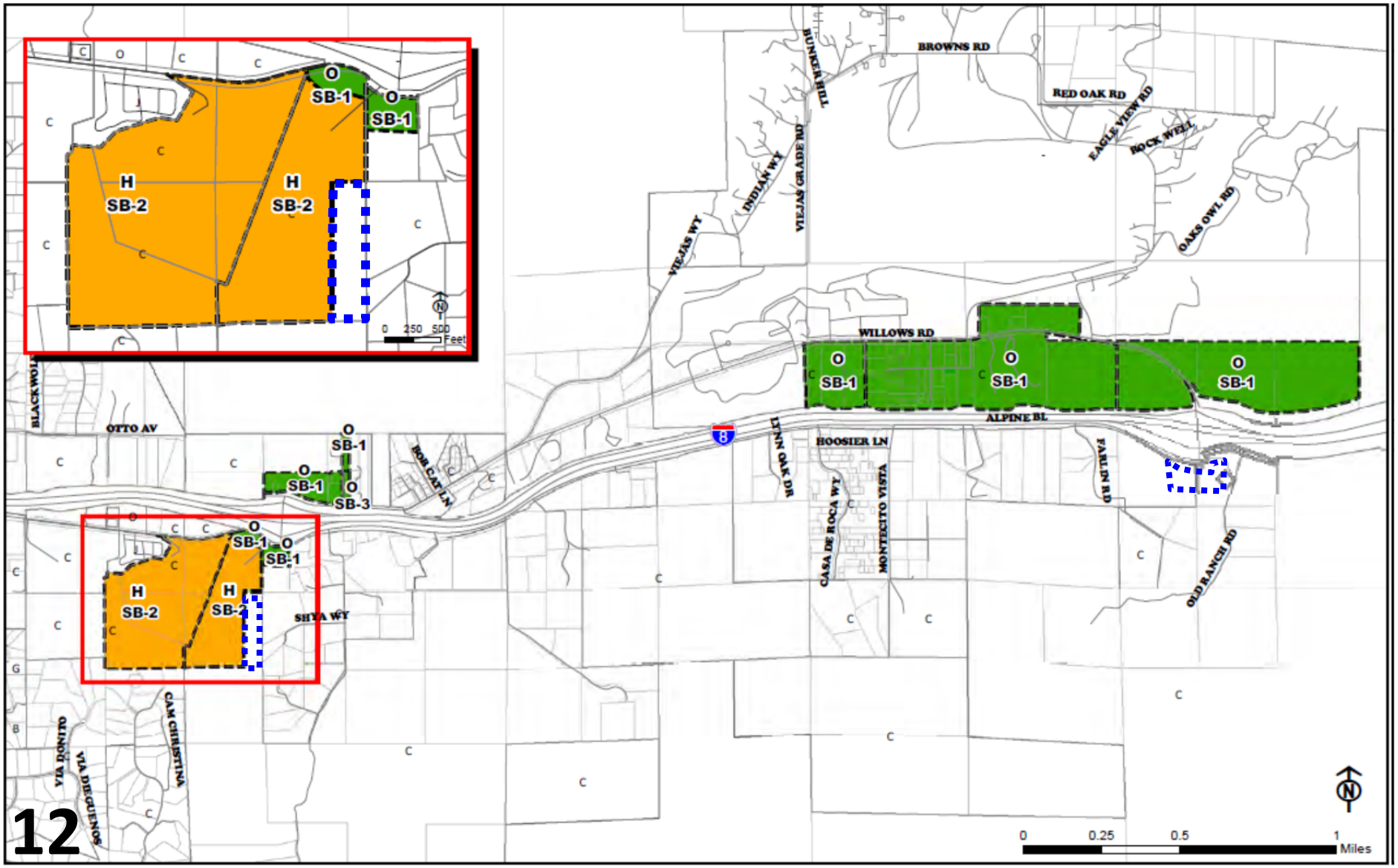

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-SB-ALPINE

FCI Zoning-Setback

SETBACK	FCI	OLD	NEW
H	SB-1	C	O
O	SB-2	C	H
	SB-3	-	O

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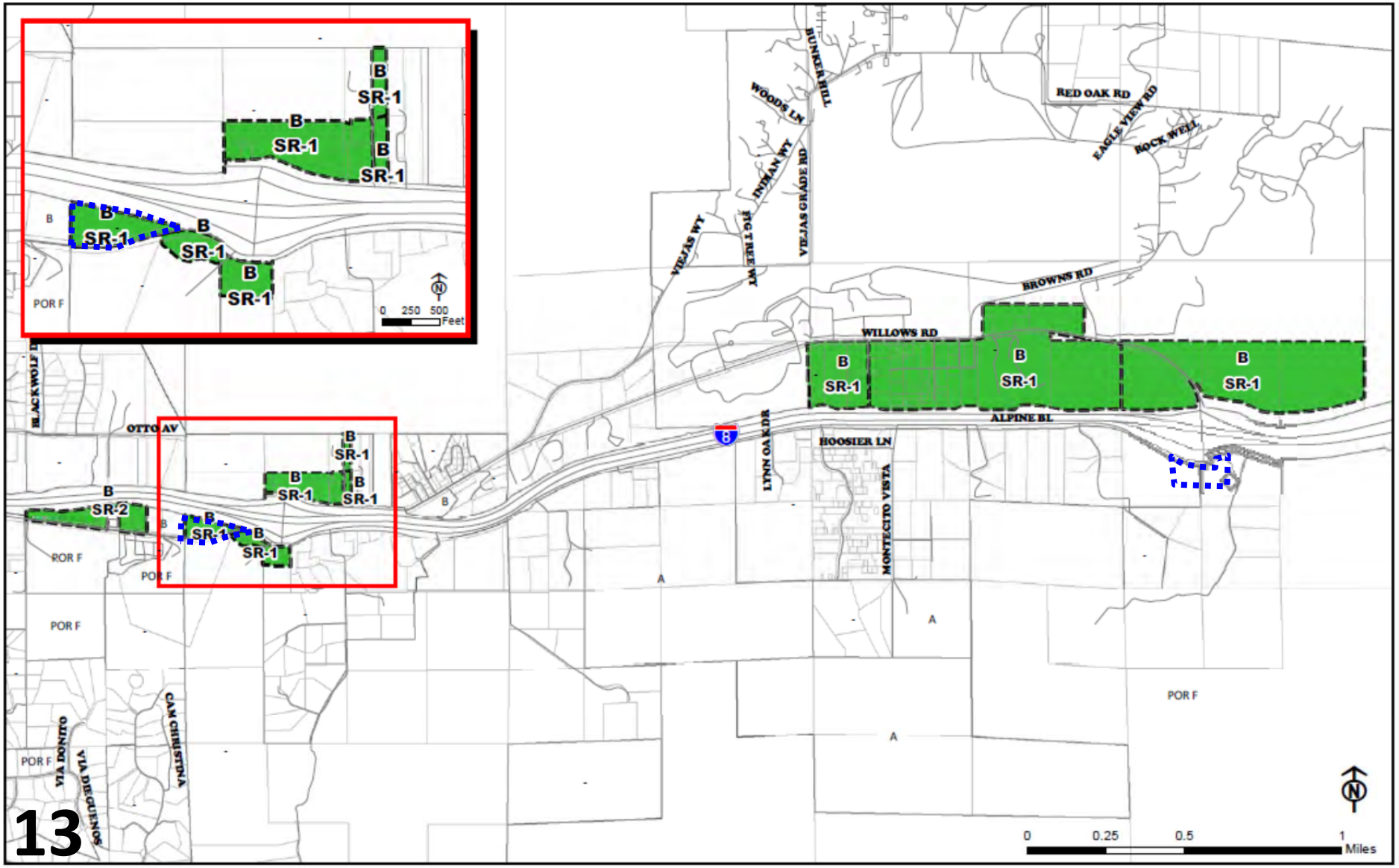

COUNTY OF SAN DIEGO

PROPOSED ZONING DESIGNATIONS
OCTOBER 2016

FCI-SR-ALPINE

FCI Zoning-Special Regulations

SPECIAL REG	FCI	OLD	NEW
B	SR-1	-	B
	SR-2	B,D2	B

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