

HOUSING ZONING ORDINANCE UPDATE

Draft San Diego County Zoning Ordinance Update

The following proposed amendments to the San Diego County Zoning Ordinance address recent State housing legislation and ensure compliance with State law.

| ITEM | STATE LAW | KEY ACTIONS | CODE SECTIONS |
|---------------------------------------|----------------|--|--|
| Homeless Housing | | | |
| Low Barrier Navigation Centers (LBNC) | AB 101 (2019) | <ul style="list-style-type: none"> • Add a definition for LBNC • Amend specific zones to permit LBNC by-right subject to limitations in mixed-use and commercial zones that permit multi-family. • Add section a new section to establish requirements applicable to LBNC • Exempt LBNC from Special Area Regulator that would require a discretionary review • Remove parking requirement for homeless shelter based on number of beds | Section 1000 (L) Section 2263 Section 2313 Section 2323 Section 2343 Section 2353 Section 2363 Section 2373 Section 2383 Section 2403 Section 2423 Section 2980 Section 5015 Section 6758 Section 6915 |
| Emergency Shelters | AB 139 (2019) | <ul style="list-style-type: none"> • Add a definition for Emergency Shelters • Exempt Emergency Shelters from Special Area Regulator that would require a discretionary review | Section 1000 (E) Section 5015 |
| Supportive Housing | AB 2162 (2017) | <ul style="list-style-type: none"> • Exempt Supportive Housing from Special Area Regulator that would require a discretionary review • Add section a new section to establish requirements applicable to Supportive Housing | Section 5015 Section 6915 |

| Affordable Housing Development | | | |
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| Religious Institution Affiliated Housing Development Projects | AB 1851 (2019) | <ul style="list-style-type: none"> Add a definition for Religious Institution Affiliated Housing Development Projects Amend parking standards to for Religious Institution Affiliated Housing Development Projects | Section 1000 (R) Section 6370 Section 6370 Section 6758 Section 6364 |
| Mixed-Income Development | AB 491 (2019) | <ul style="list-style-type: none"> Require mixed-income development to provide same entrance and amenities to market-rate and affordable housing units. | Section 6375 |
| Density Bonus | AB 1763 (2018) SB 1227 (2021) SB 290 (2021) AB 2345 (2020) AB 2334 (2022) | <ul style="list-style-type: none"> Add density bonus for student housing Amend density bonus table, incentives table, and add specific incentives applicable to 100% affordable housing Amend parking requirements for density bonus projects | Section 6355 Section 6360 |
| Accessory Dwelling Units | | | |
| ADUs Development Standard | AB 68 (2019) AB 881 (2019) SB 13 (2019) AB 345 (2021) AB 587 (2019) SB 897 (2022) AB 2121 (2022) | <ul style="list-style-type: none"> Comprehensive revision of the ordinance to comply with new state law, including setbacks requirements, height, number of ADUs allowed, parking requirements, zones that allow ADUs. | Section 6156 |
| Housing Development | | | |
| Small Home Lot Development | AB 803 (2021) | <ul style="list-style-type: none"> Add a definition for Small Home Lot Development Added a new section to include requirements applicable to Small Home Lot developments | Section 1000 (S) Section 6914 |
| Small Housing Development Utilizing Floor Area Ratio | SB 478 (2021) | <ul style="list-style-type: none"> Exempt Small Housing Development Utilizing Floor Area Ratio from minimum lot requirements | Section 4221 |