

THE ZONING ORDINANCE OF SAN DIEGO COUNTY

Ordinance No. 11009 (New Series)

Adopted: June 24, 2026

Effective: October 22, 2026

(120 day effective date)

RECORD OF CHANGES TO THIS ORDINANCE

Note date and initial when replacement pages are inserted

UPDATE			UPDATE			UPDATE			UPDATE		
No.	Date	By	No.	Date	By	No.	Date	By	No.	Date	By
1	3-83	DPLU	33	10-89	DPLU	65	2-03	DPLU	97	11-14	PDS
2	6-83	"	34	1-90	"	66	6-03	"	98	5-16	"
3	10-83	"	35	5-90	"	67	9-03	"	99	4-17	"
4	12-83	"	36	7-90	"	68	2-04	"	100	3-19	"
5	5-84	"	37	8-90	"	69	8-04	"	101	9-19	"
6	6-84	"	38	10-90	"	70	10-04	"	102	3-20	"
7	11-84	"	39	9-91	"	71	2-05	"	103	12-20	"
8	12-84	"	40	3-92	"	72	3-06	"	104	03-21	"
9	1-85	"	41	6-92	"	73	3-07	"	105	10-21	"
10	3-85	"	42	10-92	"	74	5-07	"	106	02-22	"
11	5-85	"	43	12-92	"	75	4-08	"	107	10-21	"
12	8-85	"	44	1-93	"	76	9-08	"	108	9-22	"
13	9-85	"	45	3-93	"	77	1-09	"	109	4-22	"
14	11-85	"	46	6-93	"	78	3-09	"	110	7-23	"
15	12-85	"	47	7-93	"	79	4-09	"	111	12-24	"
16	5-86	"	48	1-94	"	80	10-09	"	112	2-26	"
17	6-86	"	49	7-94	"	81	2-10	"	113	3-26	"
18	7-86	"	50	10-94	"	82	7-10	"	114a	6-26	"
19	8-86	"	51	1-95	"	83	9-10	"			
20	10-86	"	52	3-95	"	84	10-10	"			
21	11-86	"	53	11-95	"	85	1-11	"			
22	1-87	"	54	12-95	"	86	2-11	"			
23	6-87	"	55	8-96	"	87	9-11	"			
24	7-87	"	56	1-98	"	88	4-12	"			
25	9-87	"	57	5-98	"	89	7-12	PDS			
26	11-87	"	58	10-98	"	90	11-12	"			
27	2-88	"	59	7-99	"	91	3-13	"			
28	2-88	"	60	7-00	"	92	6-13	"			
29	6-88	"	61	4-01	"	93	10-13	"			
30	8-88	"	62	3-02	"	94	11-13	"			
31	2-89	"	63	1-03	"	95	2-14	"			
32	8-89	"	64	1-03	"	96	9-14	"			

DPLU = Department of Planning & Land Use (i.e., PDS prior to July 2012)

PDS = Planning & Development Services



PLANNING & DEVELOPMENT SERVICES

5510 OVERLAND AVENUE, SUITE 110 & 210, SAN DIEGO, CA 92123

General Information: (858) 694-2960

Codes: (858) 694-2705

Building Division: (858) 565-5920

Zoning Counter: (858) 694-8985

June 24, 2026

Update No. 114a

TO: Persons Holding Copies of the San Diego County Zoning Ordinance

FROM: Planning & Development Services

RE: AMENDMENT PAGES FOR THE COUNTY ZONING ORDINANCE

Attached are pages containing changes to the San Diego County Zoning Ordinance amended by adoption by the Board of Supervisors on June 24, 2026, by Ordinance No. 11009, effective October 22, 2026.

Ordinance No. 114a (associated project record number POD-20-007) amends the Zoning Ordinance to add an Inclusionary Affordable Housing Program Section to require new residential development projects over the minimum project size to include affordable housing units or otherwise support affordable housing.

Please visit the [American Legal website](#) for the latest version of the Zoning Ordinance and to see where these changes have been reflected. If you keep a hard copy of the Zoning Ordinance, files can be downloaded directly from the [American Legal website](#). Items removed and added to the Zoning Ordinance include:

REMOVE	ADD	SECTION CHANGES/DESCRIPTION
--	Section 1100 Definitions (A) & (R)	Adds definitions for Affordable rent, Affordable sales price, Area median income or AMI and Rehabilitated Dwelling Unit
--	6341	Adds section to create the Inclusionary Affordable Housing Program and set requirements for new residential projects above the minimum project size to include units affordable to Moderate-, Low- or Very Low-Income households and be eligible for incentives or use an alternative compliance method.

7430	7430	Updates portions of the Density Bonus Program Section on Affordable Housing Agreements to reflect new Inclusionary requirements and implementation process.
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If you have any questions regarding this update, please contact staff at PDS.LongRangePlanning@sdcounty.ca.gov.



Vince Nicoletti, Director
Department of Planning & Development Services