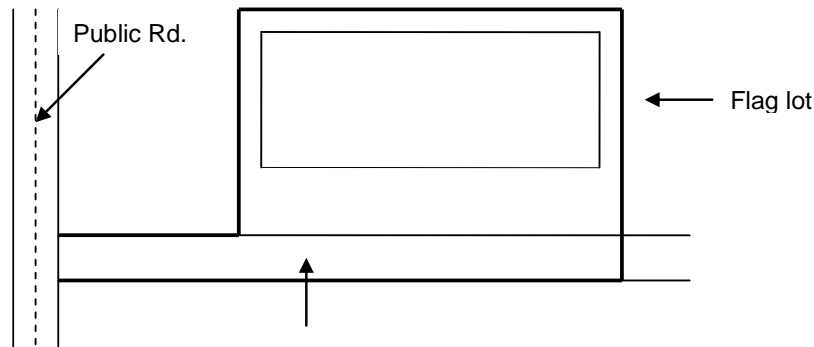
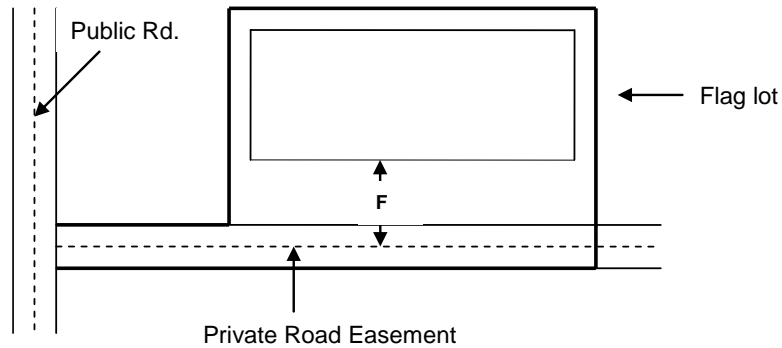




County of San Diego, Planning & Development Services
SETBACK DRAWINGS
ZONING DIVISION

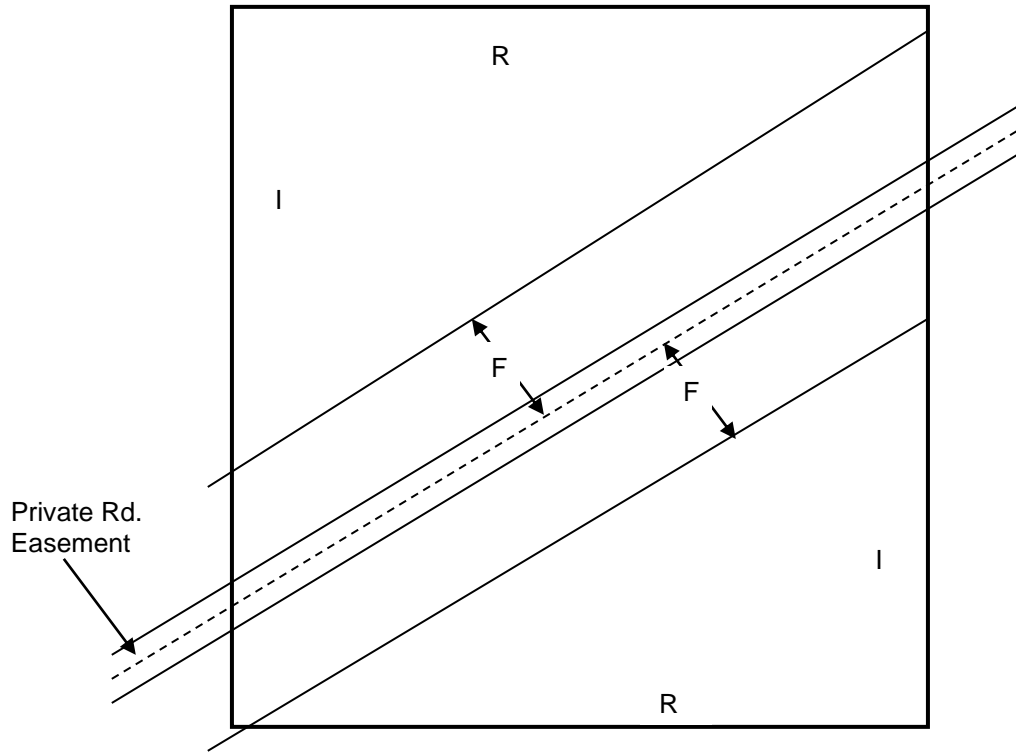
The following drawings/diagrams are illustrative only and are not part of the Zoning Ordinance (ZO). “F” refers to front yard setbacks, “ES” refers to exterior side yard setbacks, “S” refers to interior side yard setbacks, and “R” refers to rear yard setbacks.





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

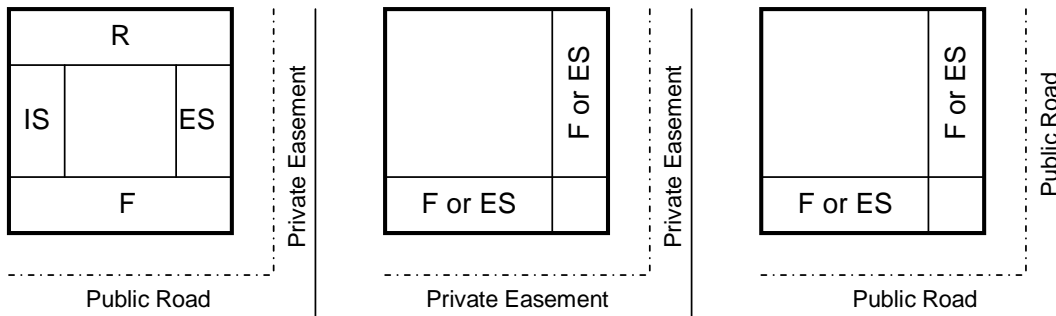
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This diagram is illustrative only
and is not part of the zoning
ordinance.

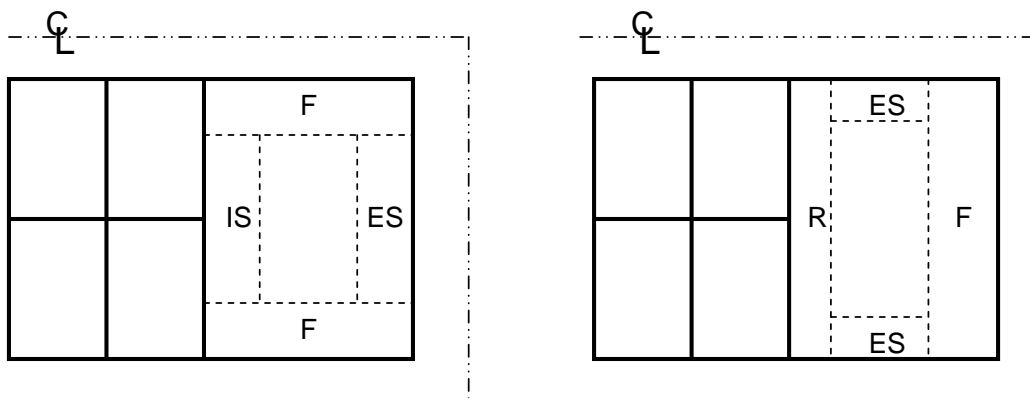
Section 4810 of the ZO

“Yard, Front”

On corner lots, either yard abutting a street may be considered the front yard if both streets are public or both are private.



PUBLIC ROAD IS ALWAYS FRONT YARD



(“ES” refers to an exterior side yard; “IS”
refers to an interior side yard)



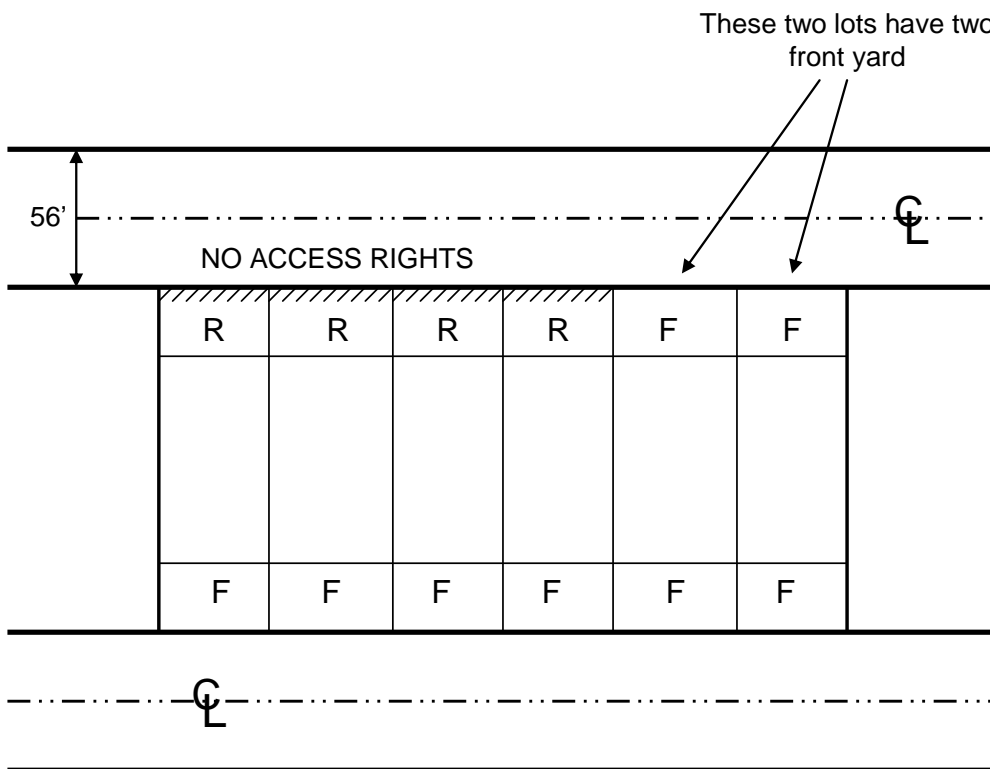
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 4818

When access rights are relinquished to one of the abutting streets, that portion of the lot shall maintain the rear yard setback.





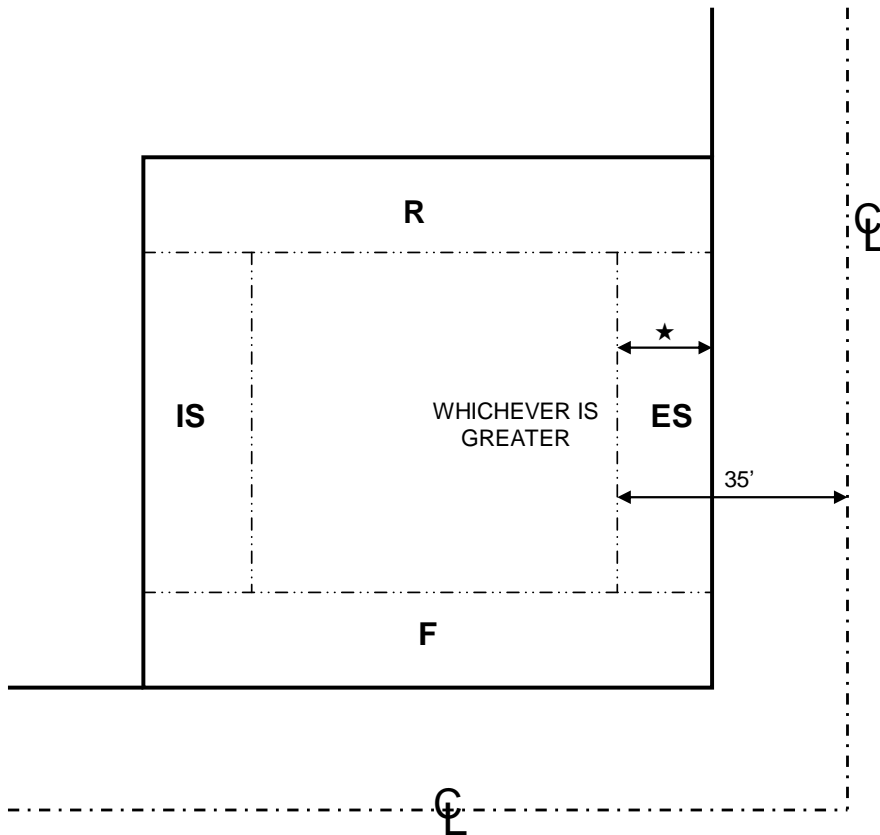
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 4810 of the ZO Setback Schedule

An exterior side yard setback must be 35 feet measured from the centerline of the abutting street or must equal the interior side yard setback, whichever is greater.



★ - EQUAL TO REQUIRED INTERIOR SIDE YARD

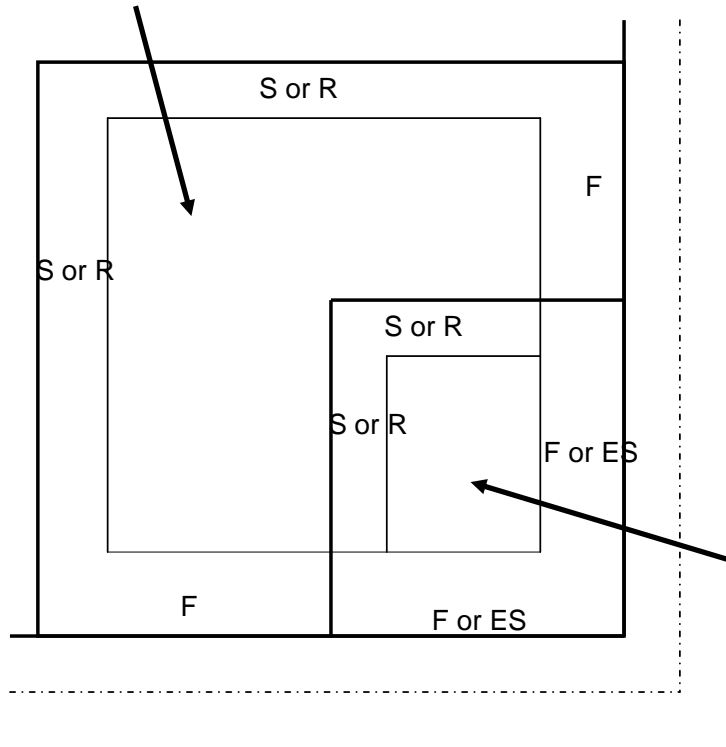


County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative
only and is not part of
the zoning ordinance.

Lot has two front yards



Lot has one front
+ one exterior yard



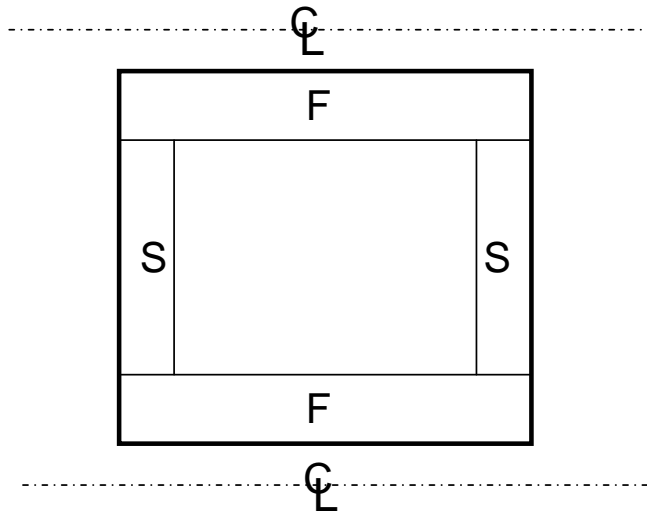
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

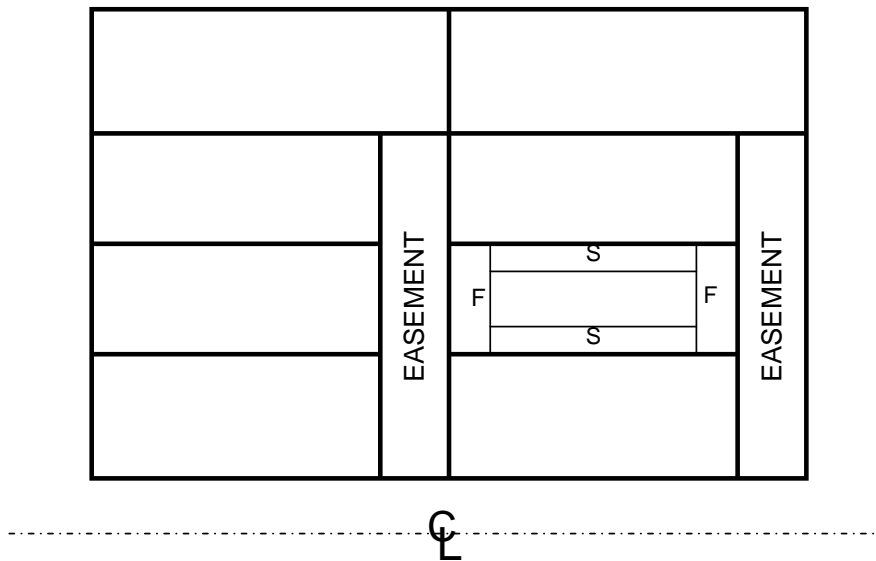
This diagram is illustrative only and is not part of the zoning ordinance

Section 4818

Through lots have two front yards:



Easements on adjacent properties to which there are no access rights are subject to front yard or exterior side yard setbacks.





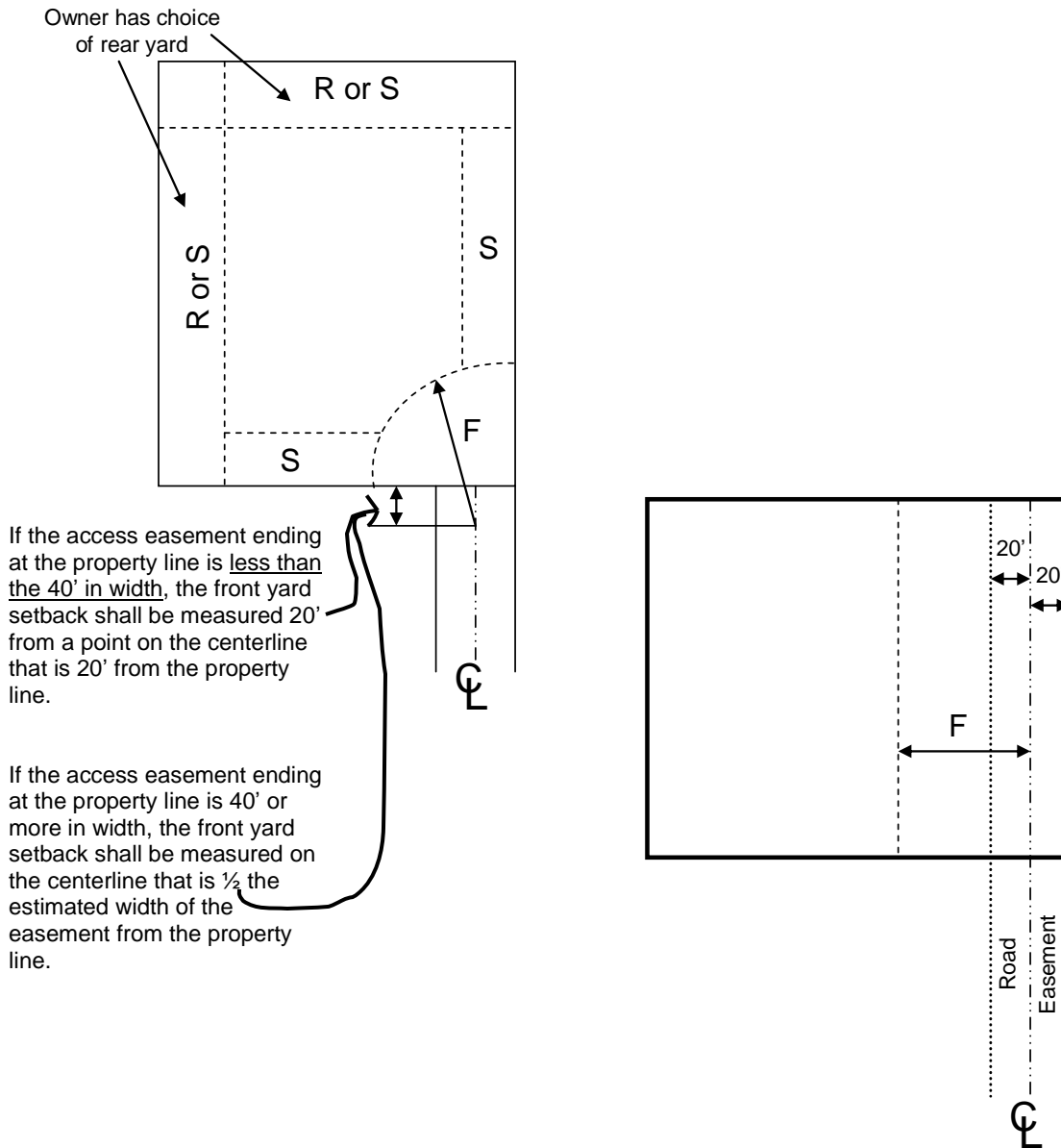
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 4827 (c) of the ZO

Front yard setback where cul-de-sac is not to be extended and turnaround space is not provided:





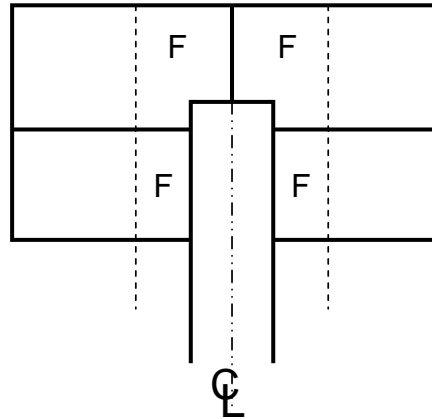
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

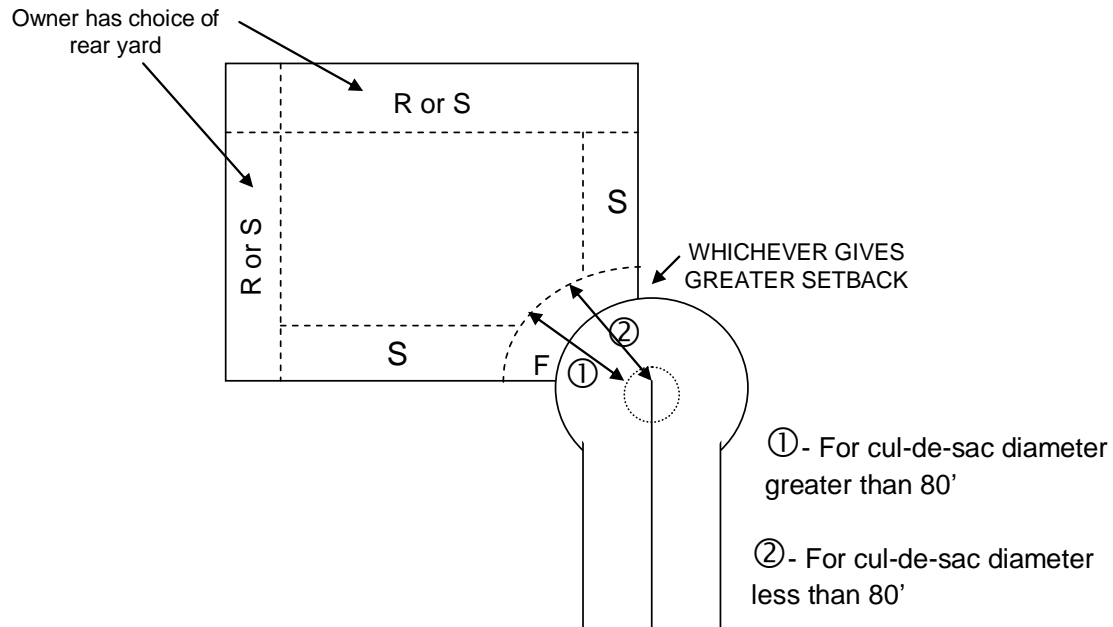
Section 4827 (a)

Front yard setback where cul-de-sac is to be extended:



Section 4827 (b)

Front yard setback where cul-de-sac is not to be extended and turnaround space is provided:





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

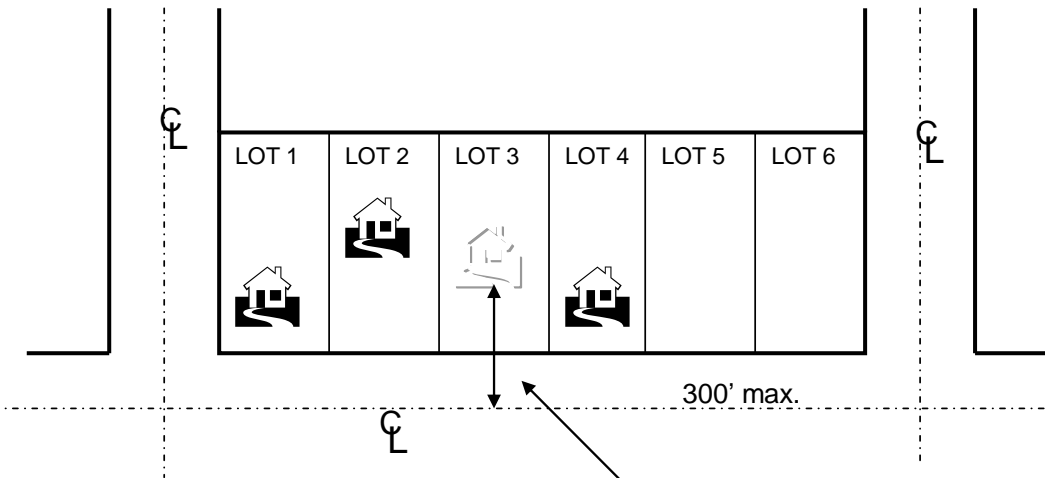
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This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 4810

Setback Schedule

Front yard setback may equal average setback.



SETBACK EQUAL TO
AVERAGE SETBACK
FOR OTHER
BUILDINGS

- Existing buildings on lots 1, 2, 4
- 50% of lots on block occupied
- Proposed building on lot 3



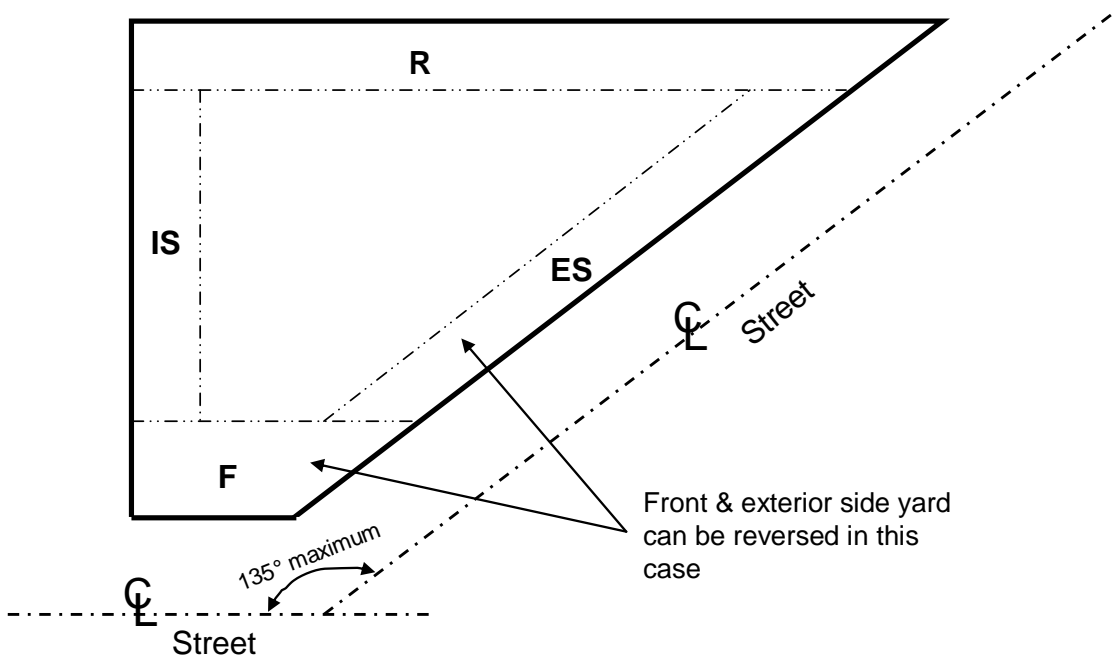
County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

“Lot, Corner”

The angle between intersecting streets must be no more than 135 degrees for an abutting lot to be a corner lot





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

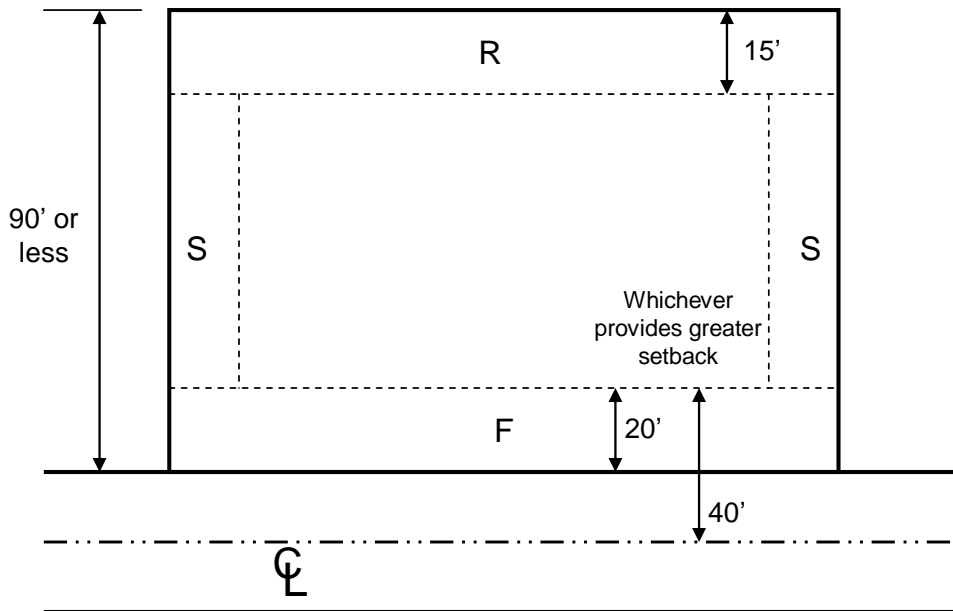
Continued

This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 4822

Lots of substandard depth.

(LOT MUST HAVE EXISTED PRIOR TO
12/31/69 & MUST NOT BE IN A
COMMERCIAL OR INDUSTRIAL ZONE)





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

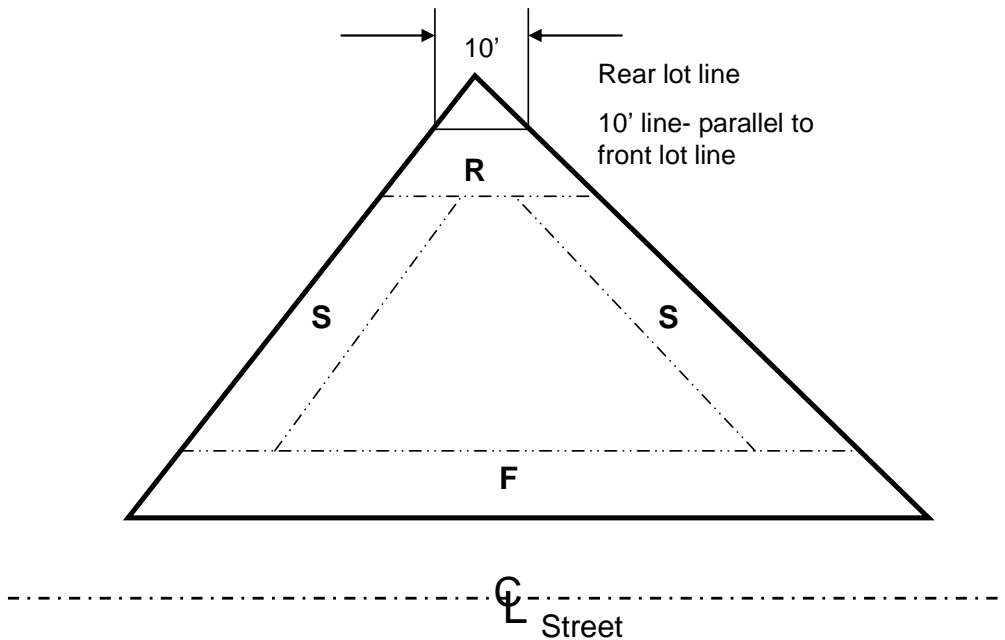
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This diagram is illustrative only
and is not part of the zoning
ordinance.

Section 1123

“Lot Line, Rear”

The ten-foot chord applies only to three-sided lots.



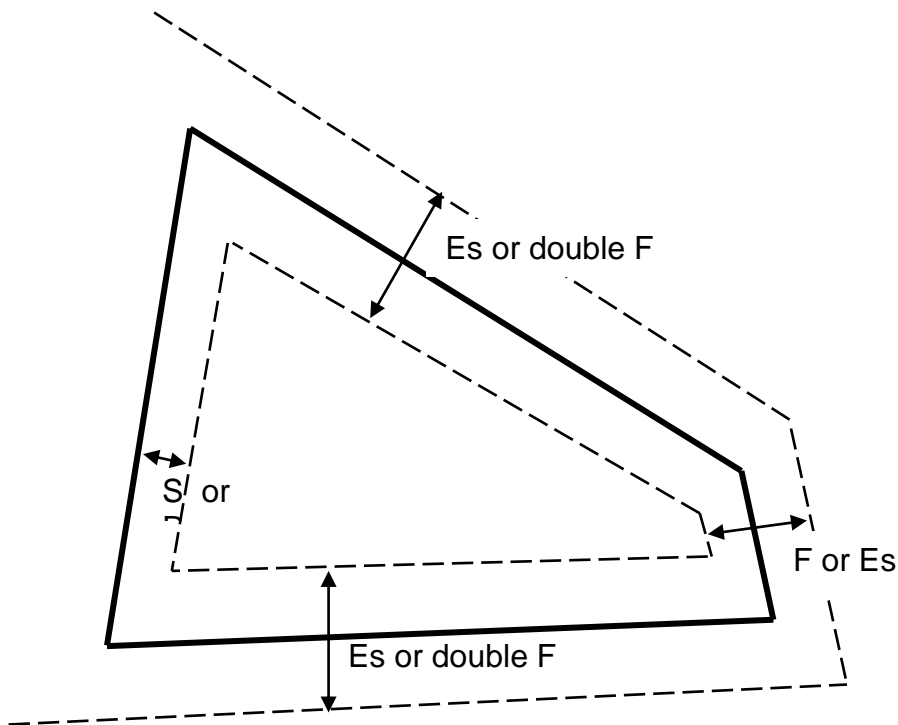
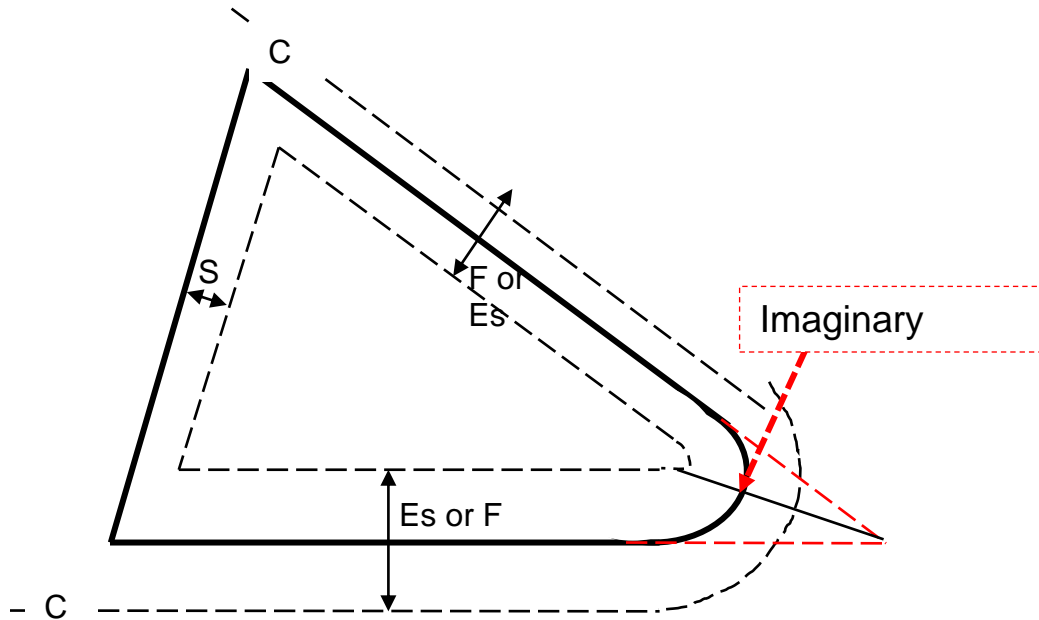
TRIANGULAR, PIE, OR GORE SHAPED LOTS



County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the Zoning
Ordinance



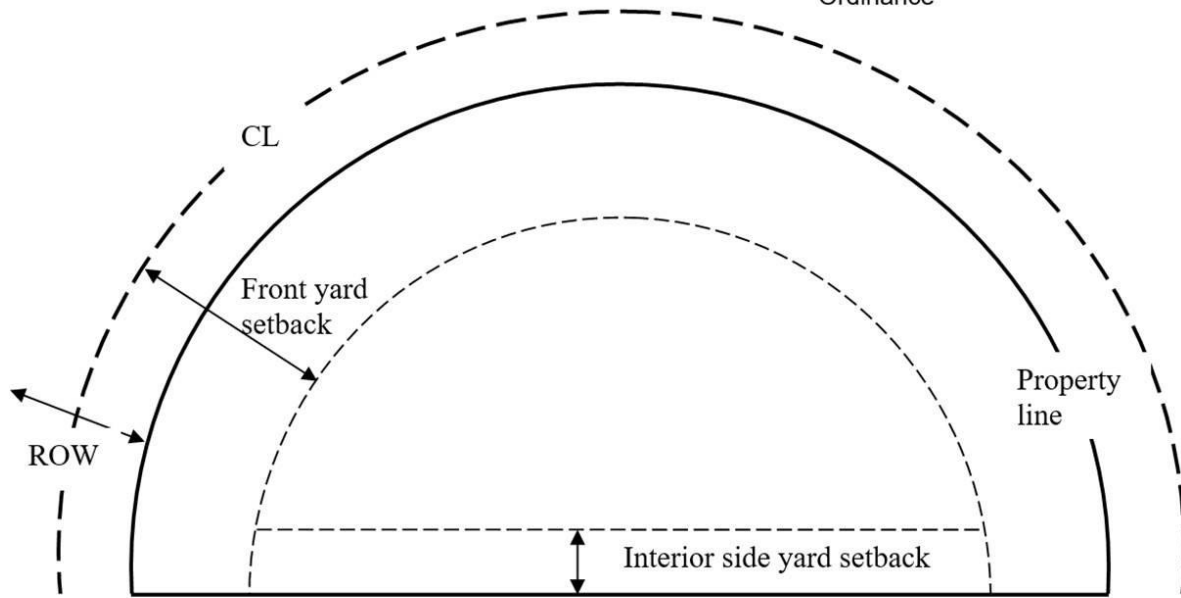


County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

Lot without Rear Yard

This diagram is illustrative only
and is not part of the Zoning
Ordinance



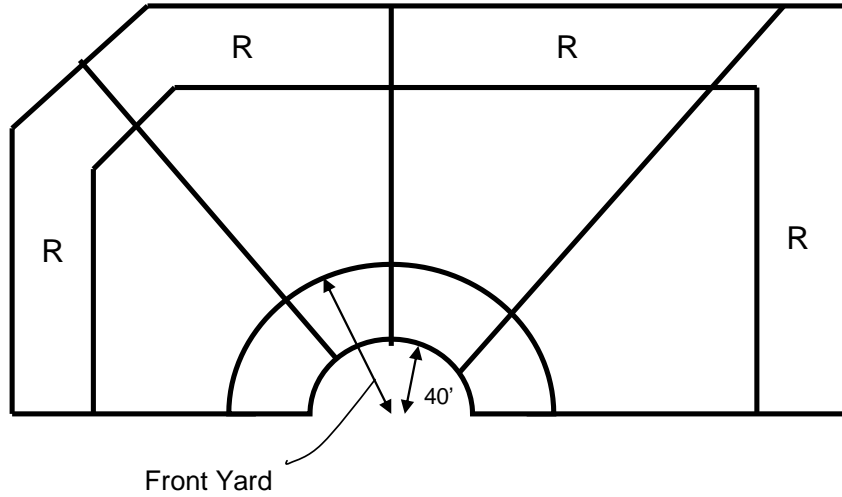


County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

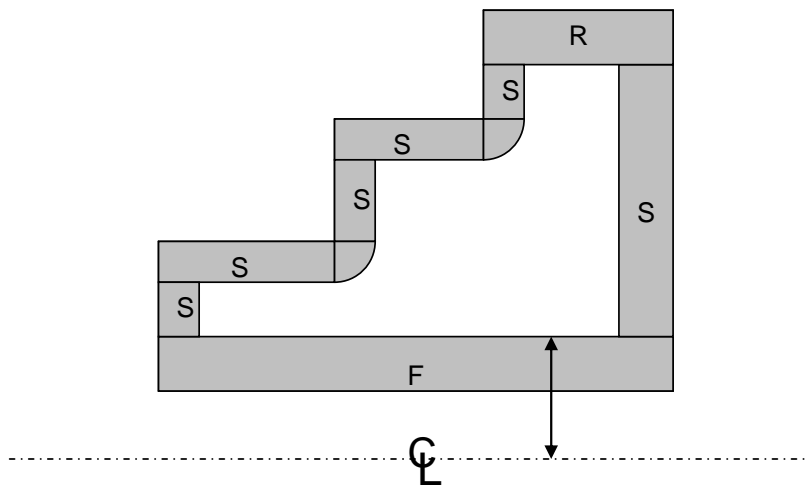
Continued

IRREGULAR SHAPED LOT

This diagram is illustrative only
and is not part of the zoning
ordinance.



STEPPED REAR YARD





County of San Diego, PDS, Zoning Division SETBACK DRAWINGS

Continued

This diagram is illustrative only
and is not part of the Zoning
Ordinance

