



County of San Diego, Planning & Development Services  
**ZONING ORDINANCE SUMMARY**  
**ZONING DIVISION**

**PURPOSE OF THIS BROCHURE**

This document is intended, as a guide only, to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." Please refer to the complete Zoning Ordinance text at <http://www.sdcounty.ca.gov/pds/zoning/index.html> for further information. Also, review the General Plan and appropriate Community Plan at <http://www.sdcounty.ca.gov/pds/advance/index.html> for additional information and/or requirements NOT included in this summary guide. Additionally, if your project is within the identified **Alpine Village Core, Fallbrook Village Zone or Ramona Village Center** areas, you will need to refer to the appropriate regulations and Form-Based Codes at: <http://www.sdcounty.ca.gov/pds/advance/villagezoning.html>

**ZONING AND GENERAL PLAN INFORMATION**

Assessor's Parcel Number: \_\_\_\_\_ Within Rural Village Boundaries? ☐ YES ☐ NO  
Community Plan: \_\_\_\_\_ Within Village Boundaries? ☐ YES ☐ NO  
General Plan Designation: \_\_\_\_\_ Within Special Study Area? ☐ YES ☐ NO  
Regional Category: \_\_\_\_\_  
Legal lot Info: \_\_\_\_\_  
Discretionary Permit # : \_\_\_\_\_

**IF ANY YES IS CHECKED ABOVE,** review the appropriate Community Plan and/or Subregional Plan for additional information.

**KEEP THIS FORM AND BRING IT WITH YOU VISITING THE ZONING DIVISION**

ZONE BOX		
USE REGULATIONS		
ANIMAL REGULATIONS		
DEVELOPMENT REGULATIONS	Density	
	Lot Size	
	Building Type	
	Maximum Floor Area	
	Floor Area Ratio	
	Height	
	Lot Coverage	
	Setback (* Contact your Fire Protection District for additional setback requirements)	*30'
Open Space		
SPECIAL AREA REGULATIONS		

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

We strongly recommend that you discuss your property/project with other divisions here in the building, with **Land Development** regarding access, Floodplain/way issues, etc.; with **DEH** regarding septic, leach line locations, etc.; and with the **Building Division** regarding any permit issues, etc. Also, for information on "How to Obtain a Building Permit" please see: <http://www.sdcounty.ca.gov/pds/docs/pds441a.pdf>

**WHERE TO GET MORE INFORMATION**

To find your property's Zoning, General Plan, or Setback information (for properties located within the County of San Diego), please see: [https://publicservices.sandiegocounty.gov/CitizenAccess/Report/ReportParameter.aspx?module=LUEG-PDS&reportID=2844&reportType=LINK\\_REPORT\\_LIST](https://publicservices.sandiegocounty.gov/CitizenAccess/Report/ReportParameter.aspx?module=LUEG-PDS&reportID=2844&reportType=LINK_REPORT_LIST)

Or visit the Zoning Counter at Planning & Development Services, 5510 Overland Ave., Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll-Free No. (888) 267-8770.

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# County of San Diego, PDS, Zoning Division ZONING ORDINANCE SUMMARY

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## 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 RR, 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. In most cases a dash (-) or blank space indicates that a particular designator is not used. However, in density a dash (-) indicates the General Plan Land Use Designation shall be referred to for the maximum allowed density. 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:

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

### 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 applied to property in the unincorporated area are found in our Geographic Information System (GIS).

ZONE		
USE REGULATIONS		RS
ANIMAL REGULATIONS		Q
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	6000
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	J
	Open Space	-
SPECIAL AREA REGULATIONS		-

To get the complete zoning information on a parcel of land, it is recommended that you visit our GIS website. To use the GIS website, you will need to know the Assessor's Parcel Number (APN) of the property.

### GIS website:

[Geocortex Viewer for HTML5 \(sandiegocounty.gov\)](http://sandiegocounty.gov/geocortex/html5/)

### 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), special purpose (S) and village (V)



## County of San Diego, PDS, Zoning Division ZONING ORDINANCE SUMMARY

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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. When a property is located with a Village Zone, a dash (-) specifies that regulations are located within the applicable Village Zone Development Regulations. The meaning of each letter or number is below:

**Density:** Number indicates dwelling units per net acres, dash (-) indicates refer to the General Plan for density

**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.

**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. Enclosure requirements are also specified within applicable Village Zone Development Regulations. Consult Section 6814 of the Ordinance for exceptions to the enclosure requirements.



# County of San Diego, PDS, Zoning Division ZONING ORDINANCE SUMMARY

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## Summary of Use Regulations

Part of Sections 2000-2990

RS, RD, RM, RV – Single Family, Duplex, Multi and Variable Family Residential. Family Residential is the principle, dominate use and civic uses are conditionally allowed by Use Permit.	M50 – Basic Industrial. Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
RU – Urban Residential. Family Residential, conditional institutional residential care uses and civic uses allowed by Use Permit. Applied to areas where adequate levels of public services are available.	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
RMH – Mobilehome Residential. Family Residential use in a mobile home. Typically applied to a mobilehome park or mobilehome subdivision.	M54 – General Impact Industrial. Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services
RR – Rural Residential. Family Residential uses permitted with Group Residential, limited packing and processing, and other uses 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
RRO – Residential-Recreation Oriented. Residential uses permitted with certain recreation uses allowed by Use Permit	M58 – High-Impact Industrial. Same as M54, but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
RC – Residential-Commercial. Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit	A70 – Limited Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations.
C30 – Office-Professional. Allows administrative and professional offices and other limited commercial uses	A72 – General Agriculture. Intended for crop or animal agriculture. Number of animals allowed are specified by neighborhood regulations
C31 – Residential-Office Professional. Same as C30, but also allows Family and Group Residential uses	S80 – Open Space. Intended for recreation areas or areas with severe environmental constraints.
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.	S82 – Extractive Use. Intended for mining, quarrying, borrow pits and oil extraction.
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	S86 – Parking. Allows vehicle parking in association with another dominant land use.
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	S88 – Specific Plan. Allows limited uses, and after adoption of a specific plan, any use allowed by the specific plan
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	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
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.	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
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.	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.
C40 – Rural Commercial. Intended for commercial centers which serve predominantly rural or semi-rural areas with a broad range of goods and services	AL-V – Indicates customized zoning regulations applied to properties within the Alpine Village Core area (refer to the Alpine Village Core FBC).
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.	FB-V – Indicates customized zoning regulations applied to properties within the Fallbrook Village area.
C44 – Freeway Commercial. Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.	RM-V – Indicates customized zoning regulations applied to properties within the Ramona Village Center area (refer to Ramona Village Center FBC).

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**County of San Diego, PDS, Zoning Division**  
**ZONING ORDINANCE SUMMARY**

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**Animal Schedule**

Part of Section 3100

ANIMAL USE TYPE (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		
ANIMAL SALES AND SERVICES:																											
HORSE STABLE (see Section 3130)	Permitted							X	X	X						X								X	X		
	Boarding of and riding lessons for up to 3 horses not owned by the property owner				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 50 horses and 5 acres +Zoning Verification				X	X	X				X		X	X	X							X	X				
	10 Horses per acre of usable area up to 100 horses and 10 acres +Administrative Permit				X	X	X				X		X	X	X							X	X				
	More than 100 horses and more than 10 acres of usable area + by MUP				X	X	X				X		X	X	X							X	X				
KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X															X		
	½ acre+ by AD				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry) (See Note 8)	Permitted													X	X	X	X							X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	Chinchillas (See Note 5)				X	X	X						X												X		
(c) Large Animal Raising (Other than horsekeeping)	1 acre + permitted															X							X				
	8 acres + permitted							X	X	X	X	X	X	X	X									X			
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																	X			
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 acre or less: 2 animals												X	X	X	X	X							X			
	1 to 8 acres: 1 per ½ acre												X	X	X	X											

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# County of San Diego, PDS, Zoning Division ZONING ORDNANCE SUMMARY

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ANIMAL USE TYPE (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				
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																							
	Grazing Only																			X	X						
(d) Horse keeping (other than Animal Sales and Services: Horse Stable) (see Section 3130)	Permitted							X	X	X	X	X	X	X	X	X	X	X				X	X	X	X		
	2 horses + 1 horse per ½ acre over ½ acre + Administrative Permit	X	X	X	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	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 or Aquaponics)	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 (See Section 3112)																											
Most Restrictive		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:

- 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.
- 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.
- 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.)
- 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.
- Chinchillas are considered small animals except that a ZAP may be approved for more than 25 chinchillas on property with the "L" Designator.
- The number of animals allowed is per legal lot. This number shall not apply to the keeping of earthworms.
- Additional regulations are applicable to beekeeping, see County Code Section 62.901 et seq.
- Additional regulations are applicable to the keeping of roosters, see County Code Section 62.690 et seq.

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## Animal Enclosure Setback Table

Part of Section 3112

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS		
	MOST RESTRICTIVE	MODERATE	LEAST RESTRICTIVE
Distance from Street Center Line	Same as for standard setback (a)	Same as for standard setback (a)	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	10 feet	Five (5) feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure, Five(5) feet for roofed enclosure	Zero (0) feet

**NOTES:** a. Refer to applicable setback designator and setback schedule at Section 4810

b. See County Code Section 62.692 (b) for additional enclosure setback requirements for the keeping of roosters

## Building Type Schedule

Part of Section 4310

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			
MIXED RESIDENTIAL / NONRESIDENTIAL																									
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					
NONRESIDENTIAL																									
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

a. \*Detached dwellings are permitted



**County of San Diego, PDS, Zoning Division**  
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**Height Schedule**

Part of Section 4610

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.

**Setback Schedule**

Part of Section 4810

DESIGNATOR	Front Yard (a)				Side Yard		Rear Yard
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after 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

**Notes:** (b) not used \* **Fire Code Setbacks may be more restrictive**, Check with local Fire Marshal.





# County of San Diego, PDS, Zoning Division ZONING ORDINANCE SUMMARY

*Continued*

## 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: within the same zone; on the same side of the street; and 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,  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  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  $\frac{1}{2}$  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 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.



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*Continued*

- 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: Any legal lot less than 2 acres in area; 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 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.

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### **Section 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.

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### **Usable Open Space Schedule**

Part of Section 4910

<b>USABLE OPEN SPACE PER DWELLING UNIT (In Square Feet)</b>																
<b>DESIGNATOR</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>	<b>L</b>	<b>M</b>	<b>N</b>	<b>O</b>	<b>P</b>
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

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### **Special Area Regulations**

Part of Section 5025

<b>DESIGNATOR</b>	<b>SPECIAL AREA DESIGNATOR</b>	<b>(See Section)</b>
A	Agriculture Preserve	5100 – 5110
B	Community Design Review Area	5750 – 5799
C	Airport Land Use Compatibility Plan Area	5250 – 5260
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
FCI	Former Forest Conservation Initiative Properties	5970 – 5972



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*Continued*

**Enclosure Matrix**

Part of Section 6816

Use or Special Area Regulations	TYPE OF ENCLOSURE												
	Civic Use Types			Commercial Use Types				Industrial Use Types			Agricultural Use Types		
	Enclosed	Open	Drive-in	Enclosed	Semi- Enclosed	Open	Drive-in	Enclosed	Semi- Enclosed	Open	Enclosed	Semi- Enclosed	Open
RS	•	•									<u>m</u>	<u>m</u>	•
RD	•	•									<u>m</u>	<u>m</u>	•
RM	•	•									<u>m</u>	<u>m</u>	•
RV	•	•									<u>m</u>	<u>m</u>	•
RU	•	•									<u>m</u>	<u>m</u>	•
RMH	•	•									<u>m</u>	<u>m</u>	•
RR	•	•	<u>m</u>	•	•	•					•	•	•
RRO	•	•	<u>m</u>	•	•	•					<u>m</u>	<u>m</u>	•
RC	•	•		•	<u>m</u>	<u>m</u>		•			<u>m</u>	<u>m</u>	•
C-30	•	•		•			<u>m</u>						
C-31	•	•		•			<u>m</u>						
C-32	•	•		•			<u>m</u>	•			A	A	•
C-34	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-35	•	•		•	<u>m</u>	M	<u>m</u>	•			A	A	•
C-36	•	•		•	<u>m</u>	M	•	•			A	A	•
C-37	•	•	•	•	•	•	•	•	•	•	A	A	•
C-38	•	•	•	•	•	•	•	•	•	•	A	A	•
C-40	•	•	•	•	•	•	•	•	•	•	A	A	•
C-42	•	•		•	•	•	•				A	A	•
C-44	•	•	•	•	•	•	•				A	A	•
C-46	•	•		•							A	A	•
M-50	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-52	•	•		•	<u>m</u>	M	<u>m</u>	•	<u>m</u>	M	A	A	•
M-54	•	•		•	•	•	•	•	•	•	A	A	•
M-58	•	•		•	•	•	•	•	•	•	A	A	•
A-70	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
A-72	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-80	•	•		•	S	M					A	A	•
S-82	•	•		•	•	•					•	•	•
S-86	•	•		•	•	•	•						
S-88	•	•	•	•	•	•	•	•	•	•	•	•	•
S-90	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
S-92	•	•	<u>m</u>	•	•	•		•	•	<u>m</u>	•	•	•
S-94	•	•	<u>m</u>	•	•	•	•	•	•	•	•	•	•
Scenic Area	•	<u>m</u>	<u>m</u>	•	S	<u>m</u>	<u>m</u>	•	S	M	S	S	•

**LEGEND: “•” Permitted, “m” Permitted by Minor Use Permit, “A” Permitted by Administrative Permit,  
“M” Permitted by Major Use Permit, “S” Permitted by Site Plan**



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Continued

## 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 (County agency unless otherwise specified)
General Plan	Establishes long range goals and policies for land use and public facilities	PDS
Codes: Uniform Building, Fire, Plumbing, Mechanical, Electrical, Solar Energy, and Historic Buildings	Establishes minimum structural standards to protect life and property	PDS
Subdivision Ordinance	Regulates division of property	PDS / DPW
Grading Ordinance	Regulates cutting, filling and movement of earth	PDS / 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), 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	PDS
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.	PDS 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	PDS
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.)	PDS
Alquist-Priolo Special Studies Zones Act (State)	Provides for identification of earthquake faults and regulation of nearby uses and development.	PDS

**NOTES:**

APCD: Air Pollution Control District  
DEH: Department of Environmental Health  
DPW: Department of Public Works  
PDS: Planning & Development Services