

ORDINANCE NO. 1239

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, AMENDING SUBSECTIONS A, B, C AND G OF SECTION 33.504 OF THE CHULA VISTA CITY CODE, REGULATING THE R-2 ZONE

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: That subsections A, B, C and G of Section 33.504 of the Chula Vista City Code be, and the same are hereby amended to read as follows:

Sec. 33.504. R-2 One and Two-Family Residence Zone.

A. *Purpose and Intent.* The basic use permitted in the R-2 Zone is the lowest density of multiple dwelling units, namely the duplex. It is the purpose of the City Council to provide in this zone a density level commensurate with the density allowable under the most restrictive multiple family zone but to retain the fundamental characteristics to be found in the R-1 Zone, i.e., private yards and patios, individual recreational facilities, privately maintained open space and privacy and self-containment of dwelling units. In order to provide these characteristics, the Council hereby establishes a wider range of principal permitted uses to create greater diversity and flexibility of housing concepts; to extend the single-family private dwelling unit amenities to all economic levels; to provide a broader range of lot sizes and to satisfy the full variety of tastes, needs and desires in housing.

It is the full intent of the City Council to authorize as principal permitted uses, in addition to the duplex or two-family dwelling units on a single lot, two (2) single family attached dwelling units on two contiguous lots and dwelling groups as provided in this chapter. The attached single-family dwelling unit concept would permit the reduction of lot sizes to 3,000 square feet and the sale of individual attached single-family dwelling units construction on such lots to separate ownerships.

Authorization for this latter housing concept for either new construction or existing duplex units would require filing of a subdivision or parcel map and provision for the amenities delineated herein as normally associated with the single family housing concept to be found in the R-1 zone. In addition to site plan and architectural review, housing floor plans and basic construction designs must be presented for the approval of the Planning Commission to insure the creation of an overall community environment similar to the R-1 zone. The owners and developers applying for authorization for said attached single-family dwelling units in the R-2 zone must also provide covenants, conditions and restrictions to insure compatibility in the maintenance, repair or remodeling of the attached dwelling units held under separate ownership. Said deed restrictions shall be subject to the approval

of the Planning Commission and must be recorded concurrently with the recordation of the final subdivision map or parcel map. The Commission may require the establishment of a maintenance district incorporating said conditions and obligations.

B. *Principal Permitted Uses.* The following are the principal permitted uses in an R-2 zone:

1. One single-family dwelling on any lot.
2. One duplex or two-family dwelling on any lot.
3. Attached single-family dwelling units.
4. Dwelling groups, subject to the provisions of subsection 13 of Section 33.901 A.
5. Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the requirements of subsection 1 of Section 33.901 A.
6. Foster homes or day nurseries, not to exceed three (3) children, not members of the family.

C. *Accessory Uses.* The following are the accessory uses permitted in an R-2 zone.

1. Rooming and boarding of not more than two (2) persons per dwelling unit, provided off-street parking space is available for any automobile owned or operated by any boarder or roomer, in addition to any space required for the principal residents of the dwelling.
2. Customary incidental home occupations, subject to the provisions of Section 13.1314.
3. Temporary tract offices and tract signs subject to the provisions of subsections 28 and 31 of Section 33.901 A.

G. *Area, Lot Width and Yard Requirements.*

1. *Minimum Requirements.* The following minimum dimensions shall be observed; provided, however, that such dimensions may be modified by the granting of a conditional use permit. The minimum requirements shall be one of the following district classifications as designated on the Zoning Map:

Zoning Classification	Lot Area (Sq.Ft.)	Width (Ft.)	Yards in Feet				
			Front	Exterior Side Yards	One Side Yard	Both Side Yard Rear	
	6,000	60	15	10	5	10	20
	3,000	30	15	10	0	5	20

2. *Standards for Application.* The minimum dimensions included in the R-2-T classification are applicable only to the attached single-family dwelling unit permitted use. In those instances where a subdivision map and site plan and architectural review have been approved for such use, said minimum dimensions may be observed. The R-2-X classification will indicate a minimum lot area as designated on the Zoning Map, which area shall be not less than 6,000 square feet. The number replacing the X for such zone classification shall indicate the number of thousands of square feet in the lot area.

3. *Setback Requirements.* Front and side yard setback requirements for particular zone classifications shall be provided and maintained in accordance with the schedule set forth hereinabove, or in accordance with those specified on the "Building Line Map". Those setback requirements as shown on the adopted "Building Line Map" of the City of Chula Vista shall be adhered to in any case where said requirements differ from setbacks established in said schedule. Furthermore, regardless of any minimum side yard requirements as indicated in said schedule, the minimum distance between dwelling units shall be ten feet (10') and no dwelling unit may be constructed closer than three feet (3') to any side property line. Said minimum three foot (3') dimension shall be measured on a horizontal plane on the level of the foundation of the dwelling unit.

SECTION II: That any and all ordinances heretofore adopted by the City Council of the City of Chula Vista concerning said requirements be, and the same are hereby repealed insofar as the provisions herein conflict with this ordinance.

SECTION III: This ordinance shall take effect and be in force on the thirty-first day from and after its passage and approval.

Presented by

Approved as to form by

James H. Warren  
James H. Warren, Director of Planning

George D. Lindberg  
George D. Lindberg, City Attorney

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 4th day of November, 1969, by the following vote, to-wit:

AYES: Councilmen McAllister, Scott, Sylvester, Hamilton

NAYS: Councilmen .None

ABSENT: Councilmen McCorquodale

Thomas Hamilton  
Mayor of the City of Chula Vista  
pro tem

WITNESSETH: Kenneth Campbell  
City Clerk

CITY OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.  
CITY OF CHULA VISTA )

I, \_\_\_\_\_, City Clerk of the City of Chula Vista, California, DO HEREBY CERTIFY that the above is a full, true and correct copy of Ordinance No. \_\_\_\_\_, and that the same has not been amended or repealed. DATED \_\_\_\_\_.

\_\_\_\_\_  
City Clerk