

ORDINANCE NO. 1682

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTIONS 19.28.060, 19.28.070 AND 19.28.090 OF THE CHULA VISTA MUNICIPAL CODE TO ADD R-3-L (LOW DENSITY MULTIPLE FAMILY RESIDENTIAL ZONE)

WHEREAS, the proposed amendment to establish the R-3-L Zone has been reviewed by the Environmental Review Coordinator of the City of Chula Vista and found to be exempt from any requirements for environmental review.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chula Vista as follows:

SECTION I: That Sections 19.28.060, 19.28.070 and 19.28.090 of the Chula Vista Municipal Code be, and the same are hereby amended to read as follows:

Sec. 19.28.060 Height regulations.

Height regulations in the R-3 zone and R-3-M, R-3-T, R-3-G, and R-3-L classifications are as follows:

No principal building shall exceed either three and one-half stories or forty-five feet in height and no accessory building shall exceed either two stories or twenty-five feet in height, except as provided in Section 19.16.040.

Sec. 19.28.070 Area, lot width and yard requirements.

A. The following minimum area, lot width and yard requirements shall be observed except as provided in Sections 19.16.020 and 19.16.080, and as modified for conditional uses. The minimum requirements shall be designated on the zoning map:

Setbacks in Feet

District Classification	Building Site (Sq. Ft.)	Site Width (Ft.)	Area Per Dwelling (Sq. Ft.)	(3) Front	Ext. Side Yard	One Int. S. Yard	Both Int.S. Yards	Rear
R-3	7,000	65	1,350	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-M	7,000	65	2,000	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-T	2,000	22	2,000	15(1)	10(1)	0	0	20
R-3-G	7,000	65	2,500	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-H	10,000	80	800	15(1)	10(1)	20(2)	50(2)	20(2)
<u>R-3-L</u>	<u>7,000</u>	<u>65</u>	<u>3,500</u>	<u>15(1)</u>	<u>10(1)</u>	<u>5(2)</u>	<u>10(2)</u>	<u>15(2)</u>

The following are exceptions to the above chart:

1. Front yards: The front setback shall not be less than that specified on the building line map. The setback requirements shown on the adopted building line map for Chula Vista shall take precedence over the setbacks required in the zoning district.
2. Side and rear yards: Side and rear yard requirements shall be increased an additional two feet for twenty-five foot high structures (this dimension shall include the roof), and shall be increased

at the rate of two feet for each story above twenty-five feet. Exception: When adjacent to an R-1, R-E or R-2 zone, the side yard setback shall be increased to fifteen feet for any structure over one story or fifteen feet in height, with an additional two-foot setback required for each story above twenty-five feet in height.

3. A front yard of twenty-five feet shall be required for all parcels fronting upon streets designated as major or secondary thoroughfares on the adopted Chula Vista general plan; provided however, that private patios and one-story portions of main buildings not exceeding fifteen feet in height shall be permitted within said required front yard exclusive of the front fifteen feet of said required front yard which shall be reserved for screening materials and landscaping. Said required front yard setback shall be increased an additional five feet for each story in excess of three stories.

- B. In the R-3, R-3-M, R-3-T, R-3-G, and R-3-L zones coverage shall not exceed fifty percent of the area of the site. In the R-3-H zone, coverage shall not exceed twenty-five percent of the site.

Sec. 19.28.090 Open space requirements.

- A. The following usable open space shall be required in the R-3 zone:

<u>District Classification</u>	<u>Open Space per Dwelling Unit</u>
R-3-H	200 sq. ft.
R-3	400 sq. ft.
R-3-T	300 sq. ft.
R-3-M	500 sq. ft.
R-3-G	600 sq. ft.
R-3-L	600 sq. ft.

- B. The required usable open space per dwelling unit specified above shall be increased for each dwelling unit in a multi-family dwelling which contains more than two bedrooms, at the rate of twenty percent for each bedroom over two.
- C. Open space areas shall be any portion of a lot which has a minimum dimension of six feet and not less than sixty square feet in area, that is landscaped and/or developed for recreational and leisure use, and is conveniently located and accessible to all the units. The following areas shall contribute to required open space:
  1. Private balconies and patios;
  2. Roof areas designed and equipped to accommodate recreational and leisure activities;
  3. Recreation rooms.

42

D. The following areas shall not contribute to required open space:

1. Driveways and parking areas;
2. Refuse storage areas;
3. Clothes drying areas.

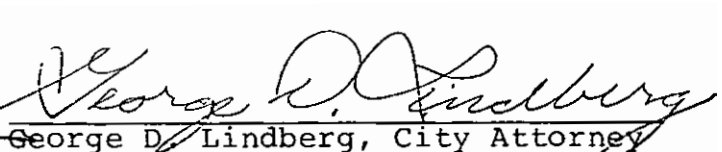
SECTION II: Council does hereby direct the Environmental Review Coordinator to file a Notice of Exemption for said adoption of an amendment to the Chula Vista Municipal Code to establish an R-3-L zone.

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

  
D. J. Peterson, Director of Planning

  
George D. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA this 27th day of April,  
1976, by the following vote, to-wit:

AYES: *Councilmen* Egdahl, Scott, Hobel, Hamilton, Hyde

NAYES: *Councilmen* None

ABSENT: *Councilmen* None

*Thomas Hamilton*  
\_\_\_\_\_  
Mayor of the City of Chula Vista

ATTEST *Jennie M. Fulasz*  
\_\_\_\_\_  
City Clerk

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

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista,  
California, DO HEREBY CERTIFY that the above and foregoing is a full,  
true and correct copy of \_\_\_\_\_ and  
that the same has not been amended or repealed.

DATED \_\_\_\_\_

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

(SEAL)