

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.28.070 OF THE CHULA VISTA MUNICIPAL CODE TO INCORPORATE A SLIDING SCALE OF PERMITTED NET RESIDENTIAL DENSITY WITHIN THE R-3 AND R-3-M ZONAL REGULATIONS AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, a notice of the proposed negative declaration on the proposed zoning text amendment to incorporate a sliding scale of permitted net residential density within the R-3 and R-3-M zonal regulations was given in accordance with the Environmental Review Policy, and

WHEREAS, the Environmental Review Committee found that this amendment would have no possible significant impact on the environment and forwarded the attached Negative Declaration, IS-77-34, to the City Council of the City of Chula Vista for their consideration, and

WHEREAS, said Negative Declaration has been available to agencies having jurisdiction by law, all responsible agencies, and to the public for an adequate period of time for their review and comment, and

WHEREAS, the information contained in said negative declaration has been considered by the City Council of the City of Chula Vista prior to its action on the discretionary item before the City Council.

NOW, THEREFORE, the City Council of the City of Chula Vista finds as follows:

1. That the City Council of the City of Chula Vista adopts as its record of this finding of no possible significant impact the Council agenda statement on this agenda item and all of the attachments thereto.
2. That the City Council of the City of Chula Vista finds in accordance with the recommendation of the Environmental Review Committee and the attached Negative Declaration that the proposed zoning text amendment will not have any possible significant impact on the environment, and the attached Negative Declaration, incorporated herein by reference as if set forth fully, has been prepared in accordance with the California Environmental Quality Act of 1970, as amended.
3. That the Environmental Review Coordinator is hereby authorized and directed to file said Negative Declaration with the County Clerk of the County of San Diego subsequent to the preparation of a notice of determination on this project.

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

SECTION I: That Section 19.28.070 of the Chula Vista Municipal Code be, and the same is hereby amended as follows:

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 Classif- ication	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(4)	15(1)	10(1)	5(2)	10(2)	15(2)
R-3-M	7,000	65	2,000(4)	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)
R-3-L	7,000	65	3,500	15(1)	10(1)	5(2)	10(2)	15(2)

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.

4. The net residential density permitted under the "Area per Dwelling" column of this section's table is maximum. On lots containing less than 15,000 sq. ft., the net area required for each dwelling unit established within the R-3 and R-3-M zones shall also be governed by the standards contained within the following table.

Area requirements per dwelling unit based upon lot area and the number of bedrooms per dwelling unit

REQUIRED AREA PER DWELLING UNIT
(Square feet)


Lot Area (Sq.Ft.)	Studio & One Bedroom		Two Bedroom		Three Bedroom		Four Bedroom or more	
	R-3	R-3-M	R-3	R-3-M	R-3	R-3-M	R-3	R-3-M
15,000 or more	1,350	2,000	1,430	2,080	1,510	2,160	1,590	2,240
10,000 to 14,999	1,500	2,200	1,580	2,280	1,660	2,360	1,740	2,440
7,000 to 9,999	1,700	2,500	1,780	2,580	1,860	2,660	1,940	2,740
Less than 7,000	2,000	3,000	2,080	3,040	2,160	3,120	2,240	3,200


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.

SECTION II: 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 23rd day of August, 1977, by the following vote, to-wit:

AYES: Councilmen Egdahl, Hobel, Hyde, Scott

NAYES: Councilmen None

ABSENT: Councilmen Cox

ATTEST 
City Clerk


Mayor of the City of Chula Vista

STATE 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