

ORDINANCE 179

Original Ordinance missing

Passed, adopted, approved 3 April 1928

Provided for a set back line in the construction
of all buildings used for dwellings

ORDINANCE NO. 179

AN ORDINANCE OF THE CITY OF CHULA VISTA, CALIFORNIA, AMENDING ORDINANCE NO. 163 OF SAID CITY, ENTITLED, "AN ORDINANCE OF THE CITY OF CHULA VISTA, CALIFORNIA PROVIDING FOR THE CREATION IN SAID CITY OF FIVE (5) ZONES, CONSISTING OF VARIOUS DISTRICTS, AND PRESCRIBING THE CLASSES OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IN SAID SEVERAL ZONES AND THE USES THEREOF; DEFINING THE TERMS USED HEREIN, PRESCRIBING THE PENALTY FOR THE VIOLATION OF THE PROVISIONS HEREOF AND REPEALING ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH," BY ADDING A CERTAIN SECTION THERE-TO CONTAINING PROVI- SIONS FOR THE ESTAB- LISHMENT OF SET-BACK LINES OR BUILDING LINES, AND EMPOWERING BUILD- ING INSPECTOR TO EN- FORCE SAME.

The City Council of the City of Chula Vista, California do ordain as follows:

SECTION 1. That Ordinance No. 163 of the City of Chula Vista, California, entitled, "AN ORDINANCE OF THE CITY OF CHULA VISTA, CALIFORNIA, PROVIDING FOR THE CREATION IN SAID CITY OF FIVE (5) ZONES, CONSISTING OF VARIOUS DISTRICTS, AND PRESCRIBING THE CLASSES OF BUILDINGS, STRUCTURES AND IMPROVEMENTS IN SAID SEVERAL ZONES AND THE USES THEREOF; DEFINING THE TERMS USED HEREIN,

PRESCRIBING THE PENALTY FOR THE VIOLATION OF THE PROVISIONS HEREOF AND REPEALING ANY ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH," duly adopted on the 8th day of March, 1927, be and the same is hereby amended by adding at the end of Section No. 16 thereof and immediately following said Section No. 16, a new Section to be and to be known as SECTION 16 (a) and to be and to read as follow:

SECTION 16 (a) A set-back or building Line is hereby estab- lished in and for the City of Chula Vista, and all buildings hereafter erected or located in any of the residence districts of said City, as said districts are or may hereafter be established by the zone ordi- nance thereof, must be set back at least as far from the street as the line occupied by sixty (60) per cent of the existing houses in the "block," the word "block" being defined to mean only that portion on the same side of the street where the new building is proposed, bounded by the nearest intersecting streets to the right and left; provided, in case no houses have been erected in the "block" the set-back line shall be twenty (20) per cent of the depth of sixty (60) per cent of the lots in said block; provided further, that in no case shall it be neces- sary to set back more than thirty (30) feet from the street; pro- vided, that all buildings erected or located on corner lots shall be set back from the street running parallel with the length of such lot to a line fifteen per cent (15%) of the width of such lot; and provided further, that the set-back line for a lot situated immediately in the rear of a corner lot and fronting on the

street which runs along the side of such corner lot shall be mid- way between the set-back line for the side of such corner lot and the set-back line for such other lots as may front on such street.

The word "lot" as used herein shall be deemed to mean one of the lots or parcels of land into which the "block" has been sub- divided, as shown and delineated upon the last official map of the tract or subdivision of land on file in the office of the county recorder in which such lot is situ- ated. The building inspector of said City shall prohibit the erec- tion of any structures contrary to the provisions of this Section and of this Ordinance.

Section 2. This Ordinance shall take effect and be in force 31 days after its passage and ap- proval.

Section 3. The City Clerk of said City is hereby instructed to cause this Ordinance to be pub- lished once in the "Chula Vista Star," a weekly newspaper pub- lished and of general circulation in said City of Chula Vista.

Passed, adopted and approved by the City Council of the City of Chula Vista, California, this 3rd day of April, 1928, by the follow- ing vote to-wit:

AYES: Councilmen, Scott, Lyons, Hawkins, Barnes, Peters. NOES: Councilmen, None. ABSENT: Councilmen, None.

W. H. PETERS, Mayor of the City of Chula Vista, California.

ATTEST: C. S. TIMMONS, City Clerk of the City of Chula Vista, California.

I hereby approve the foregoing Ordinance this 3rd day of April, 1928.

W. H. PETERS, Mayor of the City of Chula Vista, California.

3rd Av added - Sec 204

State of California, County of San Diego, ss:

Leafy R. Crooks of the said County, being duly sworn, deposes and says: That she is, and at all times herein mentioned was a citizen of the United States, over the age of twenty-one years, and that she is not a party to, nor interested in the above entitled matter; that she is the publisher of The Chula Vista Star, a newspaper of general circulation, printed and published weekly in said County, and which newspaper is published for the dissemination of local news and intelligence of a general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established, printed and published in said County of San Diego for a period exceeding one year; that the ordinance of which the foregoing is a printed copy, has been

published in said newspaper on the following dates, to-wit: April 6 - 1928

Leafy R. Crooks Publisher

Subscribed and Sworn to before me this 27th day of April, 1928.

W. H. Timmons City Clerk of the City of Chula Vista, California

(SEAL)

California do hereby certify that the foregoing