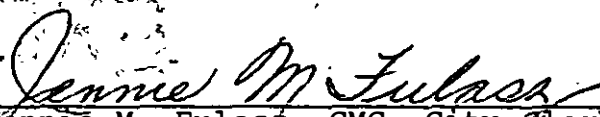


ORDINANCE NO. 1874

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.58.130 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO DWELLING GROUPS

This ordinance was placed on first reading at the meeting of July 24, 1979, and on August 7, 1979, by a unanimous vote of those present (Mayor Hyde was absent), the City Council placed the ordinance on its second reading and adoption.

This zoning text amendment was adopted because of the ambiguity in the language of the present Code Section (19.58.130) in defining a "dwelling group." The Code section now clearly interprets the definition of a "dwelling group" and states the conditions and requirements under what circumstances a "dwelling group" may be developed. Copies of the ordinance are available in the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista.


Jennie M. Fulasz, CMC, City Clerk
City of Chula Vista, California

8a
orig

ORDINANCE NO. 1874

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.58.130 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO DWELLING GROUPS

The City Council of the City of Chula Vista finds as follows:

That in accordance with the attached Negative Declaration, IS-79-50, the proposed amendment to the Chula Vista Municipal Code relating to dwelling groups will not have a significant impact upon the environment, and the City Council hereby certifies that the Negative Declaration was prepared in accordance with the California Environmental Quality Act of 1970, as amended.

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

SECTION I: That Section 19.58.130 of the Chula Vista Municipal Code be, and the same is hereby amended to read as follows:

Sec. 19.58.130 Dwelling Groups.

A dwelling group as defined in Section 19.04.076 of this title may be permitted provided that all of the following conditions and requirements are met:


- A. The area of the lot devoted to each structure used for dwelling purposes shall be equal to the minimum lot size of the underlying zone exclusive of the access road and guest parking areas.
- B. Each dwelling shall be connected to a gravity sewer or any other means approved by the City Engineer.
- C. All onsite utilities shall be undergrounded.
- D. No garage conversions shall be permitted.
- E. All roadways, driveways and guest parking areas shall be paved with a minimum 5 inches of portland concrete cement.
- F. The minimum width of an access roadway serving one dwelling structure shall be 15 feet and 20 feet for two or more structures.
- G. Guest parking shall be provided for those dwellings served by an access roadway. The number of spaces shall be as follows:
 - 1. One dwelling structure - one space.
 - 2. Two or more dwelling structures - one and one-half spaces per dwelling structure.
- H. An onsite fire hydrant may be required by the Fire Department when it is deemed necessary.

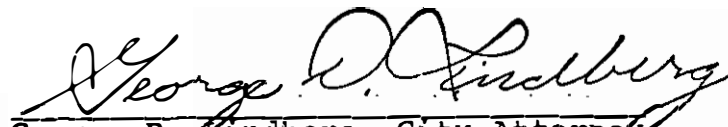
- I. If the property is graded to create a building pad for each dwelling structure, the minimum level pad area (no slope over 5%) of each pad shall be not less than 80% of the minimum lot size required for said dwelling, but in no case shall the minimum level area be less than 5000 square feet.
- J. Development proposed on existing natural topography having an average natural slope of 10% or greater, and with less than 10% of the site to be graded shall be subject to the approval of the Director of Planning, who shall consider whether such development will adversely affect adjacent properties or development.
- K. The following yards shall be based upon the front orientation of the structures:
 - Front yard - 15 feet from the access roadway and from any setback line set forth in this section. Any garage facing the access roadway shall be a minimum of 22 feet from the access roadway.
 - Side yard - Not less than that required by the underlying zone.
 - Rear yard - Not less than that required by the underlying zone upon initial construction.
- L. In addition to the setbacks established in this section, the minimum separation between dwellings shall not be less than the combined total of the yards required by the underlying zone, except where the dwellings face each other, in which case an additional 20 feet shall be provided between dwellings.
- M. All development permitted under this provision shall be subject to the regulations and requirements of this title except as otherwise regulated in this section.
- N. The development shall be subject to site plan and architectural approval of the Director of Planning.
- O. The types of dwelling structures permitted under this provision shall be limited to those listed under the permitted uses of the underlying zone.

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

Presented by

Approved as to form by


 D. J. Peterson, Director of
 Planning


 George D. Lindberg, City Attorney

1874

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
CITY OF CHULA VISTA, CALIFORNIA, HELD July 24, 1979, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD August 7,
1979, by the following vote, to-wit:

AYES: Councilmen : Scott, Gillow, Cox, McCandliss
NAYES: Councilmen : None
ABSTAIN: Councilmen : None
ABSENT: Councilmen : Mayor Hyde

George B. Gillow
MAYOR PRO TEMPORE

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 _____

(seal)

City Clerk