

ORDINANCE NO. 2311

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.24.070 OF THE CHULA VISTA MUNICIPAL CODE TO ALLOW R-1-7 LOTS WHICH MEASURE LESS THAN SIXTY FEET IN WIDTH TO MAINTAIN SIDE YARD SETBACKS OF FIVE FEET

WHEREAS, the proposed amendment would allow R-1-7 lots which are less than 60 feet in width at the front setback to maintain side yard setbacks of 5 ft. & 5 ft. rather than 3 ft. & 10 ft. as presently required, and

WHEREAS, the Environmental Review Coordinator conducted an Initial Study, IS-89-62, of potential environmental impacts associated with the implemented of the project and based on the Initial Study and comments thereon, if any, has concluded that there would be no significant environmental impacts and recommends adoption of the Negative Declaration issued on IS-89-62, and

WHEREAS, both the Montgomery Planning Committee (April 5, 1989) and the Planning Commission (April 12, 1989) voted 7-0 to recommend that Council enact this amendment.

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

SECTION I: That Section 19.24.070 of the Chula Vista Municipal Code is hereby amended to read as follows:

19.24.070 Area, lot width and yard requirements

Area, lot width, and yard requirements in the R-1 zone are as follows:

(See Sections 19.16.020, 19.26.050, 19.16.060 and 19.16.080 for exceptions and modifications.)

- A. All buildings, including accessory buildings and structures in the single-family residence zone shall not cover more than forty percent of the lot.
- B. Minimum dimensions: 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:

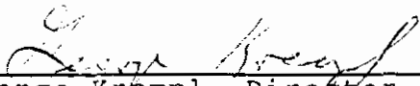
Classi- fication	Lot Area (Sq. Ft.)	Width (Ft.)	Yards in Feet				Both Side Yards	Rear
			Front	Exterior Side Yard	One Side Yard			
R-1-15	15,000	85	25	10	10	20	20	
R-1-10	10,000	70	20	10	10	15	20	
R-1-7	7,000	60	15	10	10	13	20	
	6,000	60	15	10	10	13	20	
R-1-5	5,000	50	15	10	5	10	15	

C. Existing developed lots of record (May 23, 1989) in the R-1-7 zone which measure less than sixty feet in width at the front setback may maintain the minimum side yards as noted above for the R-1-5 district for replacements or additions which constitute less than 50 percent of the floor area of the existing dwelling.

SECTION II: This ordinance shall take effect and be in full force and effect on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



George Kreml, Director of
Planning
5675a



Thomas J. Harron, City Attorney

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD May 23, 19 89, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD June 6, 19 89, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Malcolm, Moore, Nader, Cox
NAYES: Councilmen : None
ABSTAIN: Councilmen : None
ABSENT: Councilmen : McCandliss

Gregory R. Cox
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 ORDINANCE NO. 2311, and that the same has not been amended or repealed.

DATED _____



City Clerk