

ORDINANCE NO. 2559

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING TITLE 19 OF THE MUNICIPAL CODE TO MODIFY SECTIONS 19.22.160, 19.24.180 AND 19.26.180 IN ORDER TO INCREASE THE MAXIMUM BUILDING AREA FOR SINGLE-FAMILY DWELLINGS ON LOTS OF LESS THAN 7,000 SQUARE FEET AND PROVIDE AN EXEMPTION FOR PATIO COVERS AND PORCHES OF 300 SQUARE FEET OR LESS

WHEREAS, a duly verified application for a Municipal Code text amendment was filed with the Planning Department of the City of Chula Vista on February 3, 1993 by the City of Chula Vista; and,

WHEREAS, on March 9, 1993, Council directed staff to prepare a draft ordinance to increase the maximum building area for single family dwellings within R-1 zones on lots of less than 7,000 sq. ft. from 45% to 50% of the lot area or 3,150 sq. ft. whichever is less, and to exempt up to a maximum of 300 sq. ft. of patio and/or porch areas from the FAR limit; and,

WHEREAS, on May 12, 1993, the Planning Commission adopted Resolution No. PCA-93-02 by a vote of 7-0 to recommend that the City Council enact the proposed Municipal Code text amendments; and,

WHEREAS, the Environmental Review Coordinator conducted an Initial Study, IS 93-31, of potential environmental impact associated with the proposal and has concluded that there would be no significant environmental impacts, and recommends adoption of the Negative Declaration issued on IS-93-31.

NOW, THEREFORE, the City Council of the City of Chula Vista does hereby find, determine and ordain as follows:

SECTION I: That the Project PCA 93-02 will have no significant environmental impacts and adopts the Negative Declaration issued on IS-93-31.

SECTION II: That the public necessity, convenience, general welfare, and good zoning practice justifies the amendment and that the amendment is consistent with the City of Chula Vista General Plan.

SECTION III. That Section 19.22.160 of the Chula Vista Municipal Code is amended to read as follows:

Sec 19.22.160 Floor Area Ratio.

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 45% of the lot area for single family dwellings on lots of 7,000 square feet or greater and 50% of the lot area or 3,150 square feet, whichever is less, for single family dwellings on lots of less than 7,000 square feet. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot, but excluding covered patios open on at least two sides and covered

porches open on at least one side with a total combined area of 300 square feet or less. For these purposes, an accessory structure is defined as any structure which rises 4 or more feet above finished grade.

SECTION IV. That Section 19.24.180 of the Chula Vista Municipal Code is amended to read as follows:

Sec 19.24.180 Floor Area Ratio.

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 45% of the lot area for single family dwellings on lots of 7,000 square feet or greater and 50% of the lot area or 3,150 square feet, whichever is less, for single family dwellings on lots of less than 7,000 square feet. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot, but excluding covered patios open on at least two sides and covered porches open on at least one side with a total combined area of 300 square feet or less. For these purposes, an accessory structure is defined as any structure which rises 4 or more feet above finished grade.

SECTION V. That Section 19.26.180 of the Chula Vista Municipal Code is amended to read as follows:

Sec 19.26.180 Floor Area Ratio.

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 55% of the lot. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot. For these purposes, an accessory structure is defined as any structure which rises 4 or more feet above finished grade.

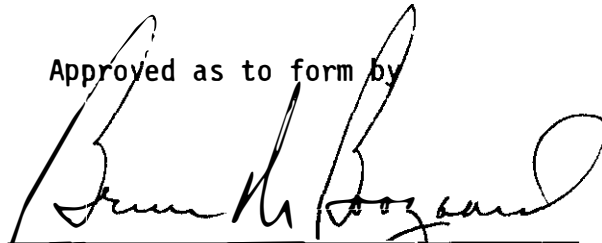
SECTION VI. This Ordinance shall take effect and be in full force and effect on the thirtieth day from and after its adoption.

Presented by

Approved as to form by




Robert A. Leiter
Director of Planning



Bruce M. Boogaard
City Attorney


PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 15th day of June, 1993, by the following vote:

AYES: Councilmembers: Fox, Horton, Moore, Rindone, Nader
NOES: Councilmembers: None
ABSENT: Councilmembers: None
ABSTAIN: Councilmembers: None



Tim Nader, Mayor

ATTEST:



Beverly A. Authelet, City Clerk

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

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2559 had its first reading on June 8, 1993, and its second reading and adoption at a regular meeting of said City Council held on the 15th day of June, 1993.

Executed this 15th day of June, 1993.



Beverly A. Authelet, City Clerk