

Meeting Date: July 19, 2023 (08)

ORDINANCE NO. 10858 (N.S.)

**AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE
SECTION 1000, 2000, 4000, 5000, 6000, and 8000 Related to Housing Law
Regulations (Clean)**

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors finds and determines that the San Diego County Zoning Ordinance should be updated by amending or adding various sections regarding housing. The amendments made by this ordinance are intended to ensure compliance with recent changes to California housing laws. Amendments also include implementation of one housing element program and one board policy. Amendments are related to definitions, low barrier navigation centers, accessory dwelling units, minimum density, minimum lot sizes, emergency shelters, affordable and replacement units, parking for religious institution affiliated housing projects, healthcare trailers, supportive housing, density bonus, and small home lot developments. The amendments affect the following sections: 1100, 2263, 2313, 2323, 2343, 2353, 2363, 2373, 2383, 2403, 2423, 2980, 4221, 5015, 6156, 6355, 6360, 6365, 6370, 6375, 6758, 6764, 6911, 6914, 6915, 6916, 8001, 8700, and 8900.

Section 2. Section 1100 (E) of the Zoning Ordinance is amended to add the following definitions:

Emergency Shelter: Shall have the definition prescribed in California Health and Safety Code Section 50801.

Section 3. Section 1100 (L) of the Zoning Ordinance is amended to add the following definition:

Low Barrier Navigation Center: Shall have the meaning prescribed in California Government Code Section 65660.

Section 4. 1100 (R) of the Zoning Ordinance is amended to add the following definition:

Religious Institution Affiliated Housing Development Project: Shall have the meaning prescribed in California Government Code Section 65913.6.

Section 5. Section 1100 (S) of the Zoning Ordinance is amended to add the following definition:

Small Home Lot Development: A development that meets the requirements for small home lot development as outlined in California Government Code Section 66499.40(b).

Section 6. Section 2263 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the RC Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
 - Mobilehome Residential "18"
 - Low Barrier Navigation Center "25"
- b. Commercial Use Types.
 - Administrative and Professional Services "4"
 - Financial, Insurance and Real Estate Services "11"
 - Medical Services "4"
 - Recycling Collection Facility, Small "2"

Section 7. Section 2313 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C31 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Commercial Use Types.
 - Convenience Sales and Personal Services "10"
 - Eating and Drinking Establishments "10"
 - Food and Beverage Retail Sales "10"
 - Recycling Collection Facility, Small or Large "2"
 - Recycling Processing Facility, Light or Heavy "3"
- b. Residential Use Types
 - Low Barrier Navigation Center "25"

Section 8. Section 2323 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types.
 - Family Residential "1"
 - Low Barrier Navigation Center "25"
- b. Commercial Use Types.
 - Recycling Collection Facility, Small or Large "2"
 - Recycling Processing Facility, Light or Heavy "3"

Section 9. Section 2343 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C34 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

b. Residential Use Types

Low Barrier Navigation Center "25"

Section 10. Section 2353 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C35 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Commercial Use Types.

Business Equipment Sales and Services "7"
Construction Sales and Services "8"
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

b. Residential Use Types

Low Barrier Navigation Center "25"

Section 11. Section 2363 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C36 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Agricultural Services "9"
Automotive and Equipment: Repairs, Heavy Equipment "8"
Business Equipment Sales and Services "7"
Construction Sales and Services "8" (see Section 6300)
Gasoline Sales "12"
Laundry Services "13"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"

Section 12. Section 2373 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C37 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Recycling Processing Facility, Wood and Green Materials "15"
Wholesaling, Storage and Distribution: Light "8" c.

c. Industrial Use Types.

General Industrial "15"

Section 13. Section 2383 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C38 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Food and Beverage Retail Sales "10"
Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

Section 14. Section 2403 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C40 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "1"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Construction Sales and Services "9"
Recycling Collection Facility, Small or Large "2"
Recycling Processing Facility, Light or Heavy "3"
Recycling Processing Facility, Wood and Green Materials "15"
Wholesaling, Storage and Distribution: Light "8" (see Section 6300)

c. Industrial Use Types.

General Industrial "15"

Section 15. Section 2423 PERMITTED USES SUBJECT TO LIMITATIONS of the Zoning Ordinance is amended to read as follow:

The following use types are permitted by the C42 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

a. Residential Use Types.

Family Residential "20"
Low Barrier Navigation Center "25"

b. Commercial Use Types.

Administrative and Professional Services "20"
Business Support Services "20"
Financial, Insurance and Real Estate Services "20"

Section 16. Section 2980 LIMITATIONS ON PERMITTED USES of the Zoning Ordinance is amended to add the following:

“25” Low Barrier Navigation Centers: Allowed by-right subject to the provisions of Section 6915.

Section 17. Section 4221 MINIMUM LOT AREA REQUIREMENTS, NET OR GROSS of the Zoning Ordinance is amended to read as follows:

The net lot area of a lot shall be not less than the required minimum area prescribed by the lot area designator of the zone, provided that one of the following requirements is satisfied:

- a. Said lot or building site is created pursuant to a use permit specifying such lesser area or issued for the purpose of authorizing such lesser area, provided that such lot or building site shall in no event have an area less than six thousand (6,000) square feet.
- b. All requirements of Section 4220 of this Ordinance are met.
- c. Said lot or building site is shown on an approved final subdivision map, or on a tentative subdivision map which has been approved or filed for approval, all prior to December 1, 1969; provided that after December 31, 1971:
 1. Said lot or building site exists as an entire lot, or as an entire parcel for which either a deed is of record in the office of the County Recorder, or a bona fide contract of sale is in full force and effect.
 2. It is not the result of a division of land in violation of any State law or County ordinance.
- d. Said lot or building site is shown on an approved division of land plat or on a division of land plat filed for approval prior to December 1969; provided that after December 31, 1971:
 1. Said lot or building site exists as an entire lot or as an entire parcel for which either a deed is of record in the office of the County Recorder, or a bona fide contract of sales is in full force and effect.
 2. It is not the result of a division of land in violation of any State law or County ordinance.
- e. Exemption. Multifamily and mixed-use projects that include a floor area ratio that meets the requirements under subdivision (b) of Section 65913.11. of the California Government Code shall be allowed on existing legal parcels, regardless of consistency with the existing minimum lot size requirement, provided all other applicable requirements are met, including meeting the densities established by the Zoning Ordinance or General Plan.

Section 18. Section 5015 APPLICATIONS AND DESIGNATION of the Zoning Ordinance is amended to read as follows:

- a. Application. A Special Area Regulation shall be deemed applicable when conditions or purposes specified within individual Special Area Regulations are found present within San Diego County and a Special Area Designator is included within a zone.
- b. Location of Designator. Designators for Special Area Regulations shall follow the designators for the Development Regulations.

- c. Notation. Special Area Regulations applicable within a zone shall be indicated by a letter pursuant to the table at Section 5025.
- d. Exemption. The following uses are exempt from Special Area Regulations that require a discretionary review:
 - 1. Low Barrier Navigation Centers
 - 2. Emergency Shelters
 - 3. Supportive Housing Projects
 - 4. Housing development projects that require ministerial approval pursuant to state law.

A dash ("-") shall indicate that there are no Special Area Regulations applicable to the property.

Section 19. Section 6156.x RESIDENTIAL AND AGRICULTURAL USE TYPES the San Diego County Zoning Ordinance is hereby amended to read as follows:

x. An Accessory Dwelling Unit (ADU) and/or one Junior Accessory Dwelling Unit (JADU) is allowed on properties zoned for residential use that provide complete independent living facilities for one or more persons with an existing or proposed single-family dwelling (SFD). A JADU means a unit that is no more than 500 sq. ft. in size and contained entirely within existing or proposed SFD.

One ADU and one JADU may be permitted on lots with an existing or proposed SFD (within a residential or mixed-use zone) provided all the following are met:

1. The ADU is either attached to an existing SFD or detached and on the same legal lot.
2. ADU may be rented but is not intended for sale separate from the primary residence, unless the lot is subdivided creating a separate lot for each dwelling, or the conditions established under Section 65852.26 of the California Government Code are met.
3. Lot does not have an existing guest living quarters, accessory living quarters, or accessory apartment. A conversion of a guest living quarters, accessory living quarters, or accessory apartment into an ADU may be permitted upon approval of a building permit.
4. The total floor area of an attached ADU shall not exceed 50% of the floor area of the SFD, up to a maximum floor area of 1,200 square feet. The 50% square foot limitation is not applicable for attached ADUs up to 850 square feet or up to 1,000 square feet if it has more than one bedroom.
5. The total floor area of a detached ADU shall not exceed 1,200 square feet, independent of the square footage of the existing SFD.
6. Applicants must provide mathematical computations of the "floor area" for both units on the plot plans, and these calculations must be taken from the exterior dimensions of the outside walls.

7. Total floor area of a proposed accessory structure attached to a detached ADU shall not exceed the allowable combined square footages per Section 6156.g of the Zoning Ordinance, or unless authorized by an approved Administrative Permit.
8. Any proposed accessory structure, attached to an ADU, exceeding 1,000 sq. ft. (combined with all other accessory structures per Section 6156.g) and/or more than 12' in height, are subject to the main building setbacks and height regulations of the Zoning Ordinance.
9. An attached or detached patio, deck, and/or balcony is subject to Section 4835 of the Zoning Ordinance.
10. A detached ADU is limited to 25' in height.
11. An ADU may be attached to an existing and permitted oversized accessory structure, if the ADU is placed within the existing accessory structure and the overall footprint is not being changed.
12. No setbacks are required if an existing and permitted accessory structure, or a portion thereof is being converted into an ADU, except for fire safety.
13. No additional development standards such as maximum square footage, height, lot coverage, and setbacks are required if an existing and permitted detached or attached accessory structure is being converted into an ADU. Any new addition to the ADU must comply with the setbacks and height regulations outlined by this ordinance.
14. An existing and permitted accessory structure, or a portion of the existing and permitted main residence may be converted into an ADU. Such a conversion are not subject to any size requirements.
15. An ADU may be attached to an existing and permitted, or proposed recreation room, if there is a defined fire and sound separation wall or floor between the ADU and recreation room. Any openings (doors, window, or penetrations) would be required to be fire rated.
16. A minimum setback of at least 4' from the side and rear lot lines is required for an ADU that is being constructed above a permitted detached accessory structure. If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line. The setbacks only apply to the added space above the accessory structure and the ADU can be constructed wholly or partly above the accessory structure, including extending beyond the accessory structure walls.
17. All newly constructed detached and/or attached ADU's must comply with the required front yard setbacks and a minimum side and rear setback of at least 4' (except any required fire setbacks).
18. If corner lot, the exterior side yard setback must be at least 4' from the edge of easement/street/and/or property line.
19. A detached and/or attached ADU's may encroach into the required front yard setbacks if it would otherwise prevent the construction of an ADU that is 800 sq. ft. or smaller. If the proposed ADU encroaches into the required front yard setbacks, substantial

evidence shall be submitted (such as septic permit/layout, photos, or cross-section drawings of existing grade) to justify the need for placing the proposed ADU (up to 800 sq. ft.) in the front yard setbacks.

20. If the ADU is in the front yard setbacks, it cannot block the driveway, or access of the two required off-street parking spaces for the existing SFD, unless two replacement off-street parking spaces have been provided.
21. An accessory structure, or patio attached to an ADU must comply with the required exterior side yard setbacks.
22. An ADU shall provide one parking space. The parking space may be located within the setbacks and in an existing driveway as tandem parking. Parking spaces don't need to be replaced when a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted into an ADU.
23. A parking space is not required for the ADU in any of the following instances:
 - a) The ADU is located within one-half mile of public transit.
 - b) The ADU is located within an architecturally and historically significant historic district.
 - c) ADUs that are part of the proposed or existing primary residence or an accessory structure.
 - d) When on-street parking permits are required but not offered to the occupant of the ADU.
 - e) When there is a car share vehicle located within one block of the ADU.
24. The ADU shall not be used or rented for less than 30 days.
25. Properties that have multiple (2 or more) existing, non-conforming SFD's and are in a residential zone that only allows for one SFD, can have an ADU (JADU is not allowed).
26. Properties that have an existing non-conforming SFD and are in a zone that does not allow for a SFD, can have an ADU or JADU (not both).
27. One JADU, which shall not exceed 500 square feet, may be permitted on lots with an existing or proposed SFD within a residential or mixed-use zone.
28. The JADU must be completely contained within an existing or proposed SFD and may include separate sanitation facilities or may share sanitation facilities with the existing structure.
29. The JADU shall include an efficiency kitchen, which shall include all the following:
 - a) A cooking facility with appliances.
 - b) A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.

30. When an existing garage, carport, or covered parking space is being demolished in conjunction with the construction of a JADU or converted into a JADU, the required parking spaces need to be replaced. An SFD must provide the required off-street parking spaces.
31. No additional parking space is required for a JADU.
32. A JADU must be within an existing or proposed SFD and cannot be attached to an ADU.
33. In instances where the JADU shares a bathroom with the SFD, interior entry to the SFD would be necessary.
34. JADU's, and/or additions for JADU's must comply with main building setbacks, including JADU additions for non-conforming SFD's. Please see Section 6886 of the Zoning Ordinance for setback information on non-conforming SFD's.
35. The JADU may be rented, but not for less than 30 days, and is not intended for sale separate from the primary residence. The owner is required to live in one of the two units.
36. No separate electric meter will be permitted for JADUs.
37. Multiple ADU's maybe permitted within portions of an existing or proposed multifamily complex within a residential or mixed-use zone if the following requirements are met:
 - a. Only structures/rooms within the existing or proposed multifamily complex that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, may be converted at least into one ADU, or multiple ADU's, up to 25% of the existing multifamily dwelling units.
 - b. Up to two detached ADU's maybe permitted, per lot that has an existing or proposed multifamily complex if the following requirements are met.
 - i. The addition of two detached ADU's is not subject to any nonconforming regulations.
 - ii. A non-conforming multifamily complex can have up to two detached ADU's or may have ADU's created within the existing multifamily complex (not both) and would be subject to all other regulations.
38. Any structure designed for human habitation that is divided into two or more independent and attached living units on a single lot is considered a multifamily complex (such as duplex, triplex, stacked dwellings, Mobile Home Park, etc.). Multiple detached single-family dwellings on the same lot are not considered a multifamily complex but may qualify for one ADU or JADU (not both).
39. A deed restriction shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this Section.

- a) The junior accessory dwelling unit shall not be sold separately from the single-family dwelling unit;
- b) The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards;
- c) The junior accessory dwelling unit shall be considered legal only so long as either the primary residence, or the accessory dwelling unit, is occupied by the owner of record of the property, except when the home is owned by an agency such as a land trust or housing organization in an effort to create affordable housing;
- d) The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

Section 20. Section 6156.ii RESIDENTIAL AND ARICULTURAL USE TYPES the San Diego County Zoning Ordinance is hereby amended to read as follows:

ii. Repealed.

Section 21. Section 6156.II RESIDENTIAL AND ARICULTURAL USE TYPES the San Diego County Zoning Ordinance is hereby amended to read as follows:

II. Repealed.

Section 22. Section 6355 ELIGIBILITY FOR AFFORDABLE HOUSING/DENSITY BONUS PROGRAM AND PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

- a. Income and Age Requirements. A housing development proposed to qualify for shall be designed and constructed so that it includes at least one of the following:
 - 1. At least five percent of the total number of base units are reserved as affordable for very low-income households.
 - 2. At least ten percent of the total number of base units are reserved as affordable for lower income households.
 - 3. The project is a senior citizen housing development or is a mobile home park that limits residency based on age requirements for housing for older persons pursuant to Civil Code Sections 798.76 or 799.5. No affordable units are required to receive a density bonus. Market rate age restricted units are not eligible for an incentive, waiver, or concession.
 - 4. Ten percent of the total dwelling units in a common interest development, as defined in Civil Code Section 1351, for persons and families in a moderate-income household provided that all units in the development are offered to the public for purchase.

5. At least ten percent of the total dwelling units in the development are reserved as affordable at a very low-income level to transitional foster youth as defined in Section 66025 of the California Education Code, disabled veterans as defined in Section 18541 of the California Government Code, or homeless persons as described in the California McKinley Vento Homeless Assistance Act.
 6. Under the County Affordable Senior Housing Program, one hundred percent of the units are reserved at an affordable rent, as defined in Health and Safety Code Section 50053, to very low, low, or moderate income senior citizens.
- b. Land Donation. An applicant for a tentative subdivision map, parcel map, or other residential development, who donates at least one acre of land to the County for very low-income housing and has the appropriate General Plan designation, zoning, permits and approvals, and access to public facilities, shall be eligible for a density bonus.
 - c. Condominium Conversion Projects. An applicant who proposes to convert apartments to a condominium project, provides at least 33 percent of the total base units for moderate income households or at least 15 percent for lower income households, and meets the requirements of Government Code Section 65915.5 shall be eligible for a density bonus.
 - d. Child Care Facilities. A housing development that meets one of the eligibility requirements of subsections a.1. through a.4. and includes a childcare facility located on the site of, as part of, or adjacent to, the development shall be eligible for a density bonus as defined in Government Code Section 65915(h).
 - e. Senior Citizen Housing. To meet the eligibility requirements of subsection a.3., a Senior Citizen Housing Development must have at least 35 dwelling units, exclusive of the bonus units.
 - f. Student Housing. An applicant who proposes to construct a housing development in which all development units will be used for students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. The developer must also enter into an agreement with an institution of higher education to the effect that where 20 percent of the units are used for lower income students, as defined, provided at a specified rent level, and provide priority for the applicable affordable units for lower income students experiencing homelessness, the units shall be subject to a recorded affordability restriction of 55 years.
 - g. Ineligible Projects -- Required Replacement of Affordable Units.
 1. An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if: a) the development is proposed on any property that includes any existing affordable rental dwelling units occupied by lower or very low income households; b) if such affordable dwelling units have been vacated or demolished in the five-year period preceding the application; and c) such affordable dwelling units have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income. However, an applicant may establish eligibility if the proposed housing development replaces those units, and either of the following applies:

- i. The proposed housing development, inclusive of the units replaced pursuant to this subsection (f)(2), contains affordable units at the percentages set forth in subsection a.
 - ii. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low-income household.
2. The number and type of required replacement units shall be determined as follows:

[NO CHANGE]

Section 23. Section 6360 DENSITY BONUS PROGRAM AND PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

- a. Density Bonus Allowance. A development that complies with the eligibility requirements of Section 6355 shall be entitled to a density bonus as follows:
 - 1. Density Bonus Table. The total number of base units, exclusive of the additional bonus units, shall be the basis for determining the percentage of affordable units. The total number of base units shall be calculated in accordance with Section 6360 b and be consistent with the maximum allowable residential density under the Zoning Ordinance and the Land Use Element of the General Plan. The density bonus shall be calculated based on the Density Bonus Tables. The Density Bonus Table is intended to be compliant with California Government Code Section 65915.

DENSITY BONUS TABLE

Household Category of Affordable Units	Income	Minimum % of Base Units that must be Reserved to qualify for Bonus	Bonus Allowed		
			Minimum Bonus (% of Base Units)	Additional bonus for each 1% increase in reserved units	Maximum Bonus (% of Base Units)
Very Low Income		5%	20%	2.5% for 6 to 11% 3.75% for 12 to 15%	50%
Low Income		10%	20%	1.5% for 11 to 20%; 3.75% for 21 to 24%	50%
Very Low or Low Income		100%	80%	--	80%
Moderate Income (Ownership Units Only)		10%	5%	1% for 11 to 40; 3.75% for 41-44%	50%
Age Restricted Senior Citizen Housing Development		100%	20%	--	20%

Household Income Category of Affordable Units	Minimum % of Base Units that must be Reserved to qualify for Bonus	Bonus Allowed		
		Minimum Bonus (% of Base Units)	Additional bonus for each 1% increase in reserved units	Maximum Bonus (% of Base Units)
Transitional Foster Youth, Disabled Veterans, Homeless	10%	20%	--	20%
Land Donation for Very Low-Income Housing	10% of Market-Rate Units	15%	1%	35%
Common Interest Development	10%	5%	1%	35%
Student Housing for Full-Time Enrolled Students	20%	35%	--	35%
Condominium Conversion				
Lower Income	15%	25%	--	25%
Moderate Income	33%	25%	--	25%
Child Care Facility	Must qualify under Section 6355 a.1. – a.4.	Additional residential space equal to or greater than the square footage of the child care facility or one additional incentive		
County Affordable Senior Housing Program (Rental Units Only)				
Very Low Income	100%	50% to a maximum of 45 units/acre*		
Low Income	100%	45% to a maximum of 45 units/acre*		
Moderate Income	100%	40% to a maximum of 45 units/acre*		
Commercial Development with Affordable Housing	Pursuant to Government Code 65915.7	Pursuant to Section 6365		

* The density cap of 45 units per acre is calculated based on the net lot area.

2. County Affordable Senior Housing Program.

[NO CHANGE]

3. Land Donation for Very Low-Income Units. When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates

land to the County for very low-income housing and meets the requirements of Government Code Section 65915(g), the applicant shall be entitled to a 15 percent minimum increase above the otherwise maximum allowable residential density as shown in the table below.

- i. The donated land must have all permits and approvals necessary for the development of very low-income housing units equal to at least 10 percent of the market rate units within the proposed development.
- ii. If the proposed development also includes units reserved for affordable housing, the density bonus from the donated land shall be in addition to the density bonus permitted for the provision of housing reserved for very low, low, moderate, or senior households up to a maximum combined density increase of 35 percent.

Percentage of Units Very Low Income	Percentage Density Bonus
10%	15%
11%	16%
12%	17%
13%	18%
14%	19%
15%	20%
16%	21%
17%	22%
18%	23%
19%	24%
20%	25%
21%	26%
22%	27%
23%	28%
24%	29%
25%	30%
26%	31%
27%	32%
28%	33%
29%	34%

Percentage of Units Very Low Income	Percentage Density Bonus
30%	35%

4. Condominium Conversion Projects.

[NO CHANGE]

5. Child Care Facilities.

[NO CHANGE]

6. 100% Affordable Developments in Transit Accessible Areas. No maximum density shall be required for a housing development project that meets the 100 percent affordability requirements of Section 65915(b)(1)(G) and that is built within one mile of a major transit stop as defined by subdivision (b) of Section 21155 of the Public Resources Code or is located in a very low vehicle travel area as defined by subdivision (o) of Section 65915 of the California Government Code. The applicant shall also receive a height increase of up to three additional stories, or 33 feet.

b. Density Bonus Calculations.

1. Base Units. The number of base units shall not exceed the maximum allowable residential density as permitted by the County's Zoning Ordinance and General Plan.

- i. The net lot area of the project site shall be the basis on which the number of base units is determined.
- ii. The density bonus percentage shall be calculated using the total number of base housing units and shall not include the density bonus units.
- iii. When calculating the maximum number of base dwelling units permitted on a project site any fraction of a base dwelling unit shall be rounded up to the nearest whole number of dwelling units.
- iv. The maximum number of dwelling units permitted within the exterior boundary lines of any subdivision or a single lot, shall be reduced to an achievable number of dwelling units when such reduction is needed to comply with all applicable land use requirements. The resulting density shall be the Maximum Allowable Residential Density.

2. Density Bonus Units. When calculating the number of density bonus units to be granted to an applicant under Government Code section 65915, a fraction of a density bonus unit shall be rounded up to the nearest whole number.

3. Split Zones. If the housing development site is located in two or more zones, the number of dwelling units permitted in the development is the sum of the dwelling

units permitted in each of the zones. Within the development, the permitted number of dwelling units may be distributed without regard to the zone boundaries.

4. Other regulatory incentives pursuant to Section 65915 of the Government Code.

Section 24. Section 6365 INCENTIVES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

- a. Types of Incentives. An applicant eligible for an Affordable Housing Permit pursuant to Section 6355 may qualify for one or more of the following incentives whether or not a density bonus is requested:
 1. A reduction or deviation in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code. These may include, but are not limited to, a reduction in setback and square footage requirements, increased building heights, or a reduction in the ratio of vehicular parking spaces that would otherwise be required. These reductions or deviations shall result in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
 2. Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives proposed by the applicant or the County that will result in identifiable, actual cost reductions to provide for affordable housing costs as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).
- b. Proof of Cost Reduction. Proof of identifiable, actual cost reduction associated to reduce the cost of the housing development to provide for affordable housing costs may be required of the applicant pursuant to Section 7410.
- c. Permitted Number. The applicant shall receive the following number of incentives, unless disapproved in accordance with written findings as described in Section 7420 a:

INCENTIVES SUMMARY

Income Category of Reserved Units	% of Reserved Units			
Very Low Income	--	5%	10%	15%
Low Income	--	10%	17%	24%

Moderate Income (Ownership Units Only)	--	10%	20%	30%
County Affordable Senior Housing Program (Rental Units Only)	--	--	--	100%
Lower income students in a student housing development	20%	--	--	--
Maximum Number of Incentives	1	2	3	4

- d. Incentives for Commercial Development. Pursuant to Government Code Section 65915.7, an applicant for a commercial development that has entered into an agreement with an applicant for a residential development that provides at least 15 percent of the dwelling units as affordable to very low income households or at least 30 percent of the dwelling units as affordable to low income households shall be entitled to an incentive in accordance with Government Code Section 65915.7(b) provided that the agreement is approved by the Planning & Development Services Director and the commercial development will contribute to affordable housing in one of the following ways:
1. Directly constructing the affordable dwelling units on the commercial site or a site that is within the jurisdiction of the County, in close proximity to public amenities including schools and employment centers located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code.
 2. Donating a portion of the commercial site or another site that meets the criteria in Section 6365 c.1. for development of the affordable dwelling units; or
 3. Financially contributing to the development of the affordable dwelling units.
- e. Nothing in this section requires the County to provide direct financial incentives for the housing development, including but not limited to, the provision of publicly owned land or the waiver of fees or dedication requirements.

This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

Section 25. Section 6370 PARKING REQUIREMENTS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

- a. **Applicability.** The following parking requirements apply to eligible developments in accordance with Section 6355. Affordable housing projects that also meet the requirements of Government Code 65913.4 and are processed through ministerial review consistent with Section 7400 are subject to the parking requirements of Government Code 65913.4(d) rather than those in this section. Any additional parking modifications will be considered an incentive pursuant to Section 6365.
- b. **Number of Parking Spaces Required.**

The following maximum vehicular parking ratios apply for a project that meets the eligibility requirements of Section 6355, inclusive of parking for the disabled and guest parking.

PARKING REQUIREMENTS

Number of Bedrooms	Number of on-site parking spaces needed
0 – 1	1
2 – 3	1.5
4+	2.5

- c. Lower parking ratios also apply to the following projects:
1. 0.5 space per bedroom for rental or for sale projects with at least 11% very low income or 20% lower income units, and within one-half mile of unobstructed access to a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code. Unobstructed access means if a resident is able to access the major transit stop without encountering natural or constructed impediments.
 2. No space required for rental projects that are 100% affordable to lower income households (exclusive of a manager's unit), and within one-half mile of unobstructed access to a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code.
 3. No space required for age-restricted rental senior projects that are 100% affordable to lower income households and have paratransit service or are within one-half mile of accessible fixed bus route service operating at least eight times per day.
 4. No space required for special needs housing development as defined in Section 51312 of the Health and Safety Code and have paratransit service or are within one-half mile of accessible fixed bus route service operating at least eight times per day.
- d. If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number.
- e. This Density Bonus Program/Affordable Housing Program does not preclude the County from reducing or eliminating a parking requirement for development projects of any type in any location.
- f. Location of Parking. For purposes of this density bonus program, a development may provide on-site parking through tandem parking or uncovered parking, but not through on-street parking.

- g. Religious Institution Affiliated Housing Project. Parking requirements for religious institution affiliated housing development projects are as provided in California Government Code Section 65913.6

Religious institution/assembly parking may count towards religious institution/assembly affiliated housing parking requirements. Up to 50% of existing or proposed religious institution/assembly parking spaces may be eliminated as a part of a religious institution/assembly affiliated housing development project. The elimination of religious-use parking spaces pursuant to a religious institution affiliated housing development project that has been approved does not constitute a concession pursuant to California Government Code Section 65915. The reduction in parking spaces shall not reduce the minimum parking standards required of a religious institution affiliated housing development project below one space per unit. The request to share parking is exempt from a discretionary permit review or modification, and exempt from the non-conforming regulations.

This shall not apply to a religious institution affiliated housing development project if either of the following is true:

1. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.
2. There is a car share vehicle located within one block of the parcel.

Section 26. 6375 Section AFFORDABLE AND REPLACEMENT UNITS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

a. Duration of Affordability.

1. An applicant for new affordable housing shall agree to, and the County shall ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus or incentives or other concessions for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
2. Replacement units shall be subject to a recorded affordability restriction for 55 years or longer.

b. Unit Affordability Requirements.

1. Rental Units. Rents for the lower income and moderate income reserved units shall be set at an affordable rent as defined in Health and Safety Code Section 50053.
2. Owner-occupied Units. Owner-occupied affordable units and replacement units shall be available at an affordable housing cost as defined in Health and Safety Code Section 50052.5.

c. Occupancy and Resale of Moderate-Income Common Interest Development Units.

1. An applicant shall agree to, and the County shall ensure, that the initial occupant of moderate income units that are directly related to the receipt of the density bonus in a common interest development, as defined in Civil Code Section 1351, are persons and families of moderate income, as defined in Health and Safety Code Section 50093, and that the units are offered at an affordable housing cost, as defined in Health and Safety Code Section 50052.5.
 2. The County shall enforce an equity sharing agreement as specified in California Government Code Section 65915(c)(2)
- d. Location and Type of Reserved Units.
1. Location/Dispersal of Units. Affordable units shall be reasonably dispersed throughout the development where feasible and shall contain on average the same number of bedrooms as the market rate units. Affordable housing units within a mixed-income structure shall not be isolated to a specific floor or area on a specific floor.
 2. Phasing. If a project is to be phased, the reserved units shall be phased in the same proportion as the market rate units or phased in another sequence acceptable to the County. The affordable units shall be constructed concurrently with or prior to construction of the market rate units.
 3. Exterior Appearance. The exterior appearance and quality of the reserved units shall generally be similar to the market rate units, with exterior materials and improvements similar to and architecturally compatible with the market rate units in the development.
 4. Entrance/Exits. The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common entrances to that structure as the occupants of the market-rate housing units.
 5. Common Areas. The occupants of the affordable housing units in the mixed-income multifamily structure shall have the same access to the common areas and amenities of that structure as the occupants of the market-rate housing units.
- h. Replacement Units. All proposed projects that require residential unit demolition shall provide replacement units pursuant to any applicable requirements in section 65915 and section 66300 of the Government Code.

Section 27. Section 6758 PARKING REQUIREMENTS: **RESIDENTIAL** of the San Diego County Zoning Ordinance is hereby amended to read as follows:

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Single Family Detached, Semi-Detached/Attached, Duplex Recreation Center in Planned Developments	The Sum of the Following: 2 Parking spaces per dwelling unit 0.1 Parking space per dwelling unit

6758 PARKING REQUIREMENTS: **RESIDENTIAL**

Type of Occupancy Use or Structure	Off-Street Parking
Bicycle Parking	None Required
Multi-Dwellings¹ (3 units or more on a single lot) Studio, 1 and 2 Bedroom 3 or More Bedrooms Guest Parking ^{1 2} Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit 0.5 space per dwelling unit
Mobile Home Residential Mobile Home Dwelling Unit Guest Parking ² Recreation Center (> 1,000 sq.ft.) Bicycle Parking	The Sum of the Following: 2 Parking spaces per dwelling unit 0.2 Parking space per dwelling unit 0.1 Parking space per dwelling unit None Required
Group Residential Boarding Houses (permanent), Fraternity/Sorority Houses, Dormitories, Student Housing, Convents/Monasteries Bicycle Parking	0.75 Parking space per person <i>(Based on the total occupancy permitted by the County Building Code)</i> 0.25 Bike space per person (except for Convents/Monasteries)
Multiple-Unit Housing for Senior Citizens Dwelling Unit/ Bedroom Guest Parking Bicycle Parking	The Sum of the Following: 1.5 Parking spaces per dwelling unit/bedroom 0.2 Parking space per dwelling unit/bedroom None Required
Residential Care Facilities Employee Parking Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 0.33 Parking space per bedroom None Required
Accessory Apartment	1 Parking Space ³

¹ Parking for religious institution affiliated housing development projects is outlined in Section 6370.

² Up to one-third of the required guest parking may be met by on-street parking on an abutting public or private street, provided that the street is improved to County standards with provision for on-street parking.

³ Space shall not be in tandem with any other required space.

⁴ Additions, alterations or expansions to a single-family dwelling constructed prior to February 16, 1970 or that was approved and constructed with only one parking space, do not require additional parking to be provided for the single family dwelling use. However, additional required parking must

be provided for any accessory uses as required by the applicable section(s) of the Zoning Ordinance.

Section 28. Section 6764 PARKING REQUIREMENTS: **CIVIC** of the San Diego County Zoning Ordinance is hereby amended to read as follows:

6764 PARKING REQUIREMENTS: **CIVIC**

Type of Occupancy Use or Structure	Off-Street Parking
Library, Museum, Art Gallery Bicycle Parking	3 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Community Center Bicycle Parking	3.5 Parking space per KSF GFA 0.1 Bike space per car space but not less than 3
U.S. Post Office (Leased Land) Bicycle Parking	30 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Fire Station Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 3 Parking spaces <i>(Additional on-site parking required for fire trucks/vans assigned to the station)</i> 0.05 Bike space per car space but not less than 3
Police Station Guest Parking Bicycle Parking	The Sum of the Following: 1 Parking space per employee <i>(Largest work shift)</i> 3 Parking spaces <i>(Additional on-site parking required for police station vehicle fleet including motorcycles)</i> 0.1 Bike space per car space but not less than 3
PUBLIC ASSEMBLY	
Religious Assembly¹ Church, Synagogue, Temple, Mission Bicycle Parking	0.25 Parking space per person <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i> 0.1 Bike space per car space but not less than 3

Type of Occupancy Use or Structure	Off-Street Parking
<p>Park Passive Uses Structured Active Uses (e.g. basketball, tennis, ball fields, etc.) Bicycle Parking</p>	<p>4 Parking spaces per acre 10 Parking spaces per acre</p> <p>Park uses shall include bicycle racks to accommodate 0.05 bike space per car space but not less than 5 bicycle spaces</p>
<p>Conference Center / Auditorium Bicycle Parking</p>	<p>0.25 Parking space per seat Bike space per car space but not less than 3</p>
<p>Private Club Lodge Hall, Union Hall</p>	<p>0.35 Parking space per person if fixed seating is provided <i>(Based on total occupancy of the largest assembly room permitted by the County Building Code)</i></p> <p>OR</p> <p>35 Parking spaces per KSF in the largest assembly room if fixed seating is not provided</p> <p><i>(Plus requirements for accessory uses if such uses will be active at the same time as the largest assembly room)</i></p>

Bicycle Parking		0.05 Bike space per car space but not less than 3
EDUCATIONAL INSTITUTIONS – PUBLIC AND PRIVATE		
Child Day-Care and Small Schools Primary Use Day-Care Center and Pre-School		The Sum of the Following: 1 Parking space per employee plus 0.2 Parking space per child if drop-off and pick-up area is not provided OR 0.1 Parking space per child if adequate drop-off and pick-up area is provided as determined by the Director
Drop-Off	Area	Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.
Bicycle Parking		0.05 Bike space per car space but not less than 3
Elementary School		The Sum of the Following: 1 Parking space per employee 5 Parking spaces for visitors 0.2 Parking space per seat minus employee and visitor spaces provided above
School Auditorium		
Drop-Off Areas		Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.
Bicycle Parking		0.25 Bike space per student
Junior High School or Middle School		The Sum of the Following: 1 Parking space per employee 10 Parking spaces for visitors 0.2 Parking space per seat minus employee and visitor spaces provided above
School Auditorium		
Drop-Off	Areas	Drop-off areas must be designed to accommodate a continuous flow of vehicles during peak periods and allowing for safe drop-off and pick-up of passengers. The adequacy of proposed drop-off/pick-up areas shall be determined by the Director.

Bicycle Parking	0.2 Bike space per student
Senior High School Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 1 Parking space per employee 15 Parking spaces for visitors 0.25 Parking spaces per student 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.1 Bike space per student
College and University (Educational institutions beyond the 12 th grade) Auditorium, Basketball Stadium, or Football Stadium <i>(whichever has the greatest occupancy)</i> Bicycle Parking	The Sum of the Following: 0.7 Parking spaces per faculty member/staff 0.3 Parking spaces per student 25 Parking spaces for visitors 0.2 Parking space per seat minus employee, visitor, and student spaces provided above 0.05 Bike space per student
Other Educational Institutions Including Private or Charitable Institutions Offering Instruction, Training, or Learning Opportunities <i>When located in a commercial center consisting of 10 KSF GFA or more and this use does not comprise more than 25% of the total GFA of the commercial center, this section does not apply. See Section 6762 Retail Sales and Services.</i> Bicycle Parking	1 Parking space per employee plus The Greater of the Following: 0.5 Parking space per student/trainee, OR 0.3 Parking space per KSF GFA ○ Bike space per student
MEDICAL CARE FACILITIES	
Hospital Acute, General Bicycle Parking	2.5 Parking spaces per bed 0.05 Bike space per car space but not less than 3
Medical Office Bicycle Parking	5 Parking spaces per KSF GFA 0.1 Bike space per car space but not less than 3
Other Medical Care Facilities Other Facilities Providing Overnight Medical Care (e.g. mental/psychiatric institutions, intermediate care homes, nursing homes, etc.) Bicycle Parking	0.33 Parking spaces per bed 0.05 Bike space per car space but not less than 3

Note: KSF GFA: Thousand Square Feet of Gross Floor Area

1. Religious institution/assembly parking is outlined in Section 6370.

Section 29. Section 6911 EMERGENCY SHELTERS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

Emergency Shelters (See Section 1334) shall comply with the following provisions, in addition to all other applicable County codes, except when subsection (g) Section 1006 applies, and any requirements imposed by the State Department of Housing and Community Development:

- a. The maximum number of clients permitted to be served (eating, showering or sleeping) nightly shall not exceed 1 per 125 sq. ft. of floor area. There shall be one bed provided for each client.
- b. Off street parking shall be provided as follows: one parking space per employee on site at the same time.
- c. The client waiting and/or intake areas shall be as follows:
 1. The interior waiting/intake area for a facility with 14 or fewer beds shall be no less than 125 sq. ft. and for a facility with 15 or more beds shall be no less than 200 sq. ft. in area.
 2. The exterior waiting/intake area shall be no less than 450 sq. ft. for facilities with 14 beds or fewer. The exterior waiting/intake area shall be no less than 900 sq. ft. for facilities with 15 beds or more. Exterior waiting/intake areas shall be screened from view from surrounding properties by solid fencing of not less than 6 feet in height. Fencing shall conform to the requirements of Section 6700 et. seq.
- d. An individual or individuals who do not utilize the homeless beds and/or services and who maintain their own residence off site may be eligible as on site manager(s). Each facility shall have manager(s) present onsite 24 hours per day, 7 days per week. At a minimum, one on site manager and one supporting staff member of the same sex shall be provided in each segregated sleeping area being used.
- e. Segregated sleeping, lavatory and bathing areas shall be provided if the Emergency Shelter accommodates both men and women in the same building. Reasonable accommodation shall be made to provide segregated sleeping, lavatory and bathing areas for families.
- f. No Emergency Shelter shall be located within 300 feet of another Emergency Shelter.
- g. No client shall be allowed to stay more than 180 consecutive days or 300 overall days within any 12 month period of time.
- h. Lighting shall be provided in all parking areas, exterior intake and/or waiting areas and outside common areas. Outdoor lighting shall conform to all provisions of Section 6324 of this Zoning Ordinance and Section 51.201 and following of the San Diego County Code.
- i. Adequate security shall be provided on site during all hours of operation.
- j. For purposes of this section, "client" is defined as a person who utilizes the Emergency Shelter facilities to eat, shower or sleep but is not a staff member.

Section 30. Section 6914 SMALL HOME LOT DEVELOPMENT of the San Diego County Zoning Ordinance is hereby added to read as follows:

Small home lot developments are allowed in multi-family zones where two or more attached or detached units would be allowed on the same lot per the zoning ordinance. Small home lot developments are subject to the provisions outlined in California Government Code Section 66499.40. A small home lot development must meet the following requirements:

- a. The proposed development is located on a lot zoned for multifamily residential development that is no larger than five acres and is substantially surrounded by qualified urban uses as defined in Section 21072 of the Public Resources Code. The residential properties within a radius of 500 feet of the site are zoned to have an allowable residential density of less than 30 dwelling units per acre.
- b. The development proponent proposes to construct single-family housing units on fee simple ownership lots
- c. Meets a minimum unit requirement and consists of single-family housing units with an total area of floor space of up to 1,750 net habitable square feet.
- d. That the units comply with external existing height and setback requirements applicable to the multifamily site.
- e. For properties that are included as sites in the Housing Element, the development must result in at least as many units as projected for that parcel in the Housing Element. a small home development may not be built on a site identified to accommodate low or very low-income units in the Housing Element

For properties that are not included as sites in the Housing Element, the development must result in the maximum number of units allowed under the density, unless there is a density range. For properties with a density range, the development must result in at least the number of units allowed by the "mid-range" density.

- f. The proposed small home lot development shall not require the demolition of: housing that is subject to a recorded covenant, ordinance, or law that restricts rent to levels affordable to persons and families of moderate, low, or very low income; housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power; housing occupied by tenants within the seven years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit; or, a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
- g. Small home lot development is not subject to any of the following requirements:
 1. A setback requirement between the units, except as required in the California Building Code (Title 24 of the California Code of Regulations).
 2. A minimum requirement on the size of an individual small home lot created by the development.
 3. A requirement that parking be enclosed or covered.

4. The formation of a homeowners' association.

Section 31. Section 6915 LOW BARRIER NAVIGATION CENTER of the San Diego County Zoning Ordinance is hereby added to read as follows:

- a. **Purpose and Intent.** The purpose of this Section is to establish development standards for low barrier navigation centers and to ensure this use is constructed and operated in a manner that is consistent with the requirements and allowances of state law, specifically Article 12 of Chapter 3 of Division 1 of Planning and Zoning Law commencing with California Government Code Section 65660.
- b. **Applicability.** The provisions of this section shall apply to all low-barrier navigation center projects. Low-barrier navigation centers are allowed by-right (not subject to a discretionary permit or approval) in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. Low-barrier navigation centers will be permitted where multi-family residential is allowed by a combination of building type designator and use classification as identified in Section 2000: Use Regulations and Section 4310: Building Type Schedule. Low-barrier navigation centers must meet the following requirements:
 1. **Connected Services.** It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 2. **Coordinated Entry System.** It is linked to a coordinated entry system, so that staff in the interim facility or staff who co-locate in the facility may conduct assessments and provide services to connect people to permanent housing. "Coordinated entry system" means a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.
 3. **Code Compliant.** It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 4. **Homeless Management Information System.** It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Section 32. Section 6916 SUPPORTIVE HOUSING of the San Diego County Zoning Ordinance is hereby added to read as follows:

- a. **Purpose and Intent.** The purpose of this section is to ensure that housing development projects that meet the definition of supportive housing as defined in California Government Code Section 65650 are reviewed and processed ministerially pursuant to California Government Code Section 65583(c)(3).
- b. **Applicability.** Supportive housing shall be a use by right (not subject to a discretionary permit or approval) in all zones where multifamily and mixed uses are permitted.

Section 33. Section 8103 PERMITTED USES SUBJECT TO LIMITATIONS of the Fallbrook Village Regulations of the San Diego County Zoning Ordinance is hereby amended to read as follows:

The following use types are permitted by the FB-V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time.

Section 34. Section 8203 PERMITTED USES SUBJECT TO LIMITATIONS of the Fallbrook Village Regulations of the San Diego County Zoning Ordinance is hereby amended to read as follows:

a. Residential Use Types.

Family Residential

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the FB-V2 Zone shall require Site Plan review in accordance with the

Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.

- d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Site Plan Permit Exemption. An exemption from the Site Plan permit requirement of Section 8203.a.1 may be granted by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be 8203 in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
 - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

- b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

Section 35. Section 8303 PERMITTED USES SUBJECT TO LIMITATIONS of the Fallbrook Village Regulations of the San Diego County Zoning Ordinance is hereby amended to read as follows:

The following use types are permitted by the FB-V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the FB-V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the FB-V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
 - a) Boundaries and existing topography of the property, and adjoining or nearby streets;
 - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
 - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
 - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
 - e) Location and treatment of important drainage ways, including underground drainage systems;
 - f) Proposed grading and removal of natural materials, including finished topography of the site;
 - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
 - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
 - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
 - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
 - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
 - e) Lighting of the business use shall not excessively spill over into the residential use.

4. Site Plan Permit Exemption. An exemption from the Site Plan permit process requirement of Section 8303.a.1 may be granted by the Director under either of the following circumstances:

- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a Site Plan permit exemption due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan permit exemption recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Site Plan permit exemption requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

Section 36. Section 8403 PERMITTED USES SUBJECT TO LIMITATIONS of the Fallbrook Village Regulations of the San Diego County Zoning Ordinance is hereby amended to read as follows:

The following use types are permitted by the FB-V4 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

Section 37. Section 8503 PERMITTED USES SUBJECT TO LIMITATIONS of the Fallbrook Village Regulations of the San Diego County Zoning Ordinance is hereby amended to read as follows:

The following use types are permitted by the FB-V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

b. Residential Use Types

Low Barrier Navigation Centers – Allowed by-right subject to the provisions of Section 6915.

Section 38. Section 8732 Table 2.0, PERMITTED USES, RM-V5 Center District of the Ramona Village Center Form Based Code of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
Low Barrier Navigation Center	R*
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT
A by ADMINISTRATIVE PERMIT
m by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

Section 39. Section 8752, Table 3.0 PERMITTED USES, RM-V4 Center District of the Ramona Village Center Form Based Code of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE 3.0 PERMITTED USES

RESIDENTIAL	V4
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
Low Barrier Navigation Center	R*
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT
A BY ADMINISTRATIVE PERMIT
m by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

COMMERCIAL (continued)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

Section 40. Section 8772, Table 4.0, PERMITTED USES, RM-V3 Center District of the Ramona Village Center Form Based Code of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE 4.0 PERMITTED USES

RESIDENTIAL	V3
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	M
Low Barrier Navigation Center	R*
OFFICE	V3
Professional Office Space (Class A)	
COMMERCIAL	V3
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	A
Animal Sales and Services	
Auctioning	
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	M

COMMERCIAL (continued)	V3
Convenience Sales and Service	R
Cottage Industries	m
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	R
Recycling Collection / Processing Facility	M
Repair Services, Consumer	R
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	m
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

INDUSTRIAL	V3
Custom Manufacturing	M
General Industrial	M
AGRICULTURAL	V3
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	m
Support	m
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V3
Mining and Processing	
Sire Preparation	M
CIVIC	V3
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	m
Small Schools (50 or fewer students)	R

R by RIGHT
A by ADMINISTRATIVE PERMIT
M by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

Section 41. Section 8792 Table 5.0, PERMITTED USES, RM-V2 Center District of the Ramona Village Center Form Based Code of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE 5.0 PERMITTED USES

RESIDENTIAL	V2
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
Low Barrier Navigation Center	R*
OFFICE	V2
Professional Office Space (Class A)	
COMMERCIAL	V2
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT
A BY ADMINISTRATIVE PERMIT
m by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

COMMERCIAL (continued)	V2
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	m
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	m
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	m
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

INDUSTRIAL	V2
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V2
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V2
Mining and Processing	
Sire Preparation	M
CIVIC	V2
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	m
Small Schools (50 or fewer students)	m

Section 42. Section 8812 Table 6.0 PERMITTED USES, RM-V1 Center District of the Ramona Village Center Form Based Code of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE 6.0 PERMITTED USES

RESIDENTIAL	V1
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
Low Barrier Navigation Center	R*
OFFICE	V1
Professional Office Space (Class A)	
COMMERCIAL	V1
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

COMMERCIAL (continued)	V1
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	
Outdoor Dining (encroaching into ROW)	
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	
Participant Sports and Recreation	
Indoor	
Outdoor	M
Personal Services, General	
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	M
Light	
Heavy	

INDUSTRIAL	V1
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V1
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V1
Mining and Processing	
Sire Preparation	M
CIVIC	V1
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	M
Small Schools (50 or fewer students)	m

R by RIGHT
A by ADMINISTRATIVE PERMIT
m by MINOR USE PERMIT
M by MAJOR USE PERMIT
□ NOT ALLOWED

R* Allowed by-right subject to the provisions of Section 6915.

Section 43. Section 8900 Alpine Village Core Regulations, Table AL-1.0: Permitted Use Types of the San Diego County Zoning Ordinance is hereby amended to read as follows:

TABLE AL-1.0 PERMITTED USE TYPES

RESIDENTIAL	AL-V1	AL-V2	AL-CD
Second Dwelling Unit		R	
Family Residential	R	R	R
Farm Labor Camps			
Group Residential	R	R	R
Mobile Home Residential	M		
Low Barrier Navigation Centers	R*	R*	R*
COMMERCIAL	AL-V1	AL-V2	AL-CD
Administrative and Professional Services	R	R	R
Agricultural and Horticultural Sales			
Agricultural Sales	R	R	
Horticultural Sales	R	R	
Agricultural Services	R		
Animal Sales and Servicing			
Auctioning			
Grooming	A	R	
Stockyards			
Veterinary (Large Animals)	A	A	
Veterinary (Small Animals)	A	A	
Automotive and Equipment			
Cleaning	M	M	
Fleet Storage	M		
Parking	R	R	R
Repairs (Heavy Equipment)	m	m	
Repairs (Light Equipment)	A	R	
Sales/Rentals (Heavy Equipment)	m	m	
Sales/Rentals (Farm Equipment)	m	m	
Sales/Rentals (Light Equipment)	m	m	
Building Maintenance Services	A	R	
Business Equipment and Sales Services	A	R	
Business Support Services	R	R	
Communication Services	R	R	
Construction Sales and Personal Services	A	A	

R by Right
A by Administrative Permit
m by Minor Use Permit
M by Major Use Permit
□ Not permitted
R* Allowed by-right subject to the provisions of Section 6915.

TABLE AL-1.0 PERMITTED USE TYPES

COMMERCIAL (continued)	AL-V1	AL-V2	AL-CD
Convenience Sales and Services	m	R	R
Cottage Industries	R	R	
Eating and Drinking Establishments	R	R	R
Financial, Insurance and Real Estate	R	R	R
Food and Beverage Retail Sales	m	R	
Funeral and Internment Services			
Cremating	M	M	
Interning	M	M	
Undertaking	A	A	
Gasoline Sales	M	M	M
Laundry Services	A	R	
Medical Services	R	R	R
Participant Sports and Recreation			
Indoor	A	R	A
Outdoor	A		R
Personal Services, General	R	R	R
Recycling Collection / Processing Facility	A	A	
Repair Services, Consumer	R	R	
Research Services	R	R	
Retail Sales			
General	R	R	R
Specialty	R	R	R
Scrap Operations	M		
Spectator Sport and Entertainment			
Limited	R	R	A
General	m	m	A
Swap Meets	M		
Transient Habitation			
Campground			
Lodging	R	R	A
Resort	m	m	
Wholesale Storage and Distribution			
Mini-Warehouse	m	m	
Light	A	A	
Heavy	M		

R by Right
A by Administrative Permit
m by Minor Use Permit
M by Major Use Permit
□ Not permitted

TABLE AL-1.0 PERMITTED USE TYPES

INDUSTRIAL	AL-V1	AL-V2	AL-CD
Custom Manufacturing	m	m	
General Industrial	m	m	
AGRICULTURAL	AL-V1	AL-V2	AL-CD
Horticulture			
Cultivation	R	R	R
Storage	R		
Tree Crops	R	R	R
Row and Field Crops	R	R	R
Packaging and Processing			
Limited			
General			
Support			
Winery	M	M	
Small Winery	A	A	
Boutique Winery	R	R	
Wholesale Limited Winery	R	R	
Agricultural Equipment Storage			
EXTRACTIVE	AL-V1	AL-V2	AL-CD
Mining and Processing			
Site Preparation	M	M	

R by Right
 A by Administrative Permit
 m by Minor Use Permit
 M by Major Use Permit
 Not permitted

TABLE AL-1.0 PERMITTED USE TYPES

CIVIC	AL-V1	AL-V2	AL-CD
Administrative Services	R	R	A
Ambulance Services	R	R	A
Emergency Shelter	R	R	R
Clinic Services	R	R	R
Community Recreation	A	R	R
Cultural Exhibits and Library Services	R	R	R
Child Care Center	R	R	
Essential Services	R	R	R
Fire Protection Services	R	R	R
Group Care	R		
Law Enforcement Services	R	R	R
Lodge, Fraternal and Civic Assembly	R	R	R
Major Impact Services and Utilities	M	M	
Minor Impact Utilities	m	m	
Parking Services	M	M	
Postal Services	M	M	R
Religious Services and Assembly	R	R	
Gymnasium Facilities	R	R	R
Small Schools (50 or fewer students)	R	R	
CIVIC (SECTION 8400)	AL-V1	AL-V2	AL-CD
Close	R	R	R
Court	R	R	R
Green	R	R	R
Playground	A	R	R
Plaza	A	R	R
Plaza, Commercial	A	A	R
Pocket Park	R	R	R
Square	R	R	R

R by Right
 A by Administrative Permit
 m by Minor Use Permit
 M by Major Use Permit
 Not permitted

This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after its passage, a summary hereof shall be published once with the names of the members of this Board voting for and against it in the Daily Transcript, a newspaper of general circulation published in the County of San Diego.

APPROVED AS TO FORM AND LEGALITY

Claudia G. Silva, County Counsel

By: Suedy Alfaro, Senior Deputy County Counsel

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 19th day of July 2023.



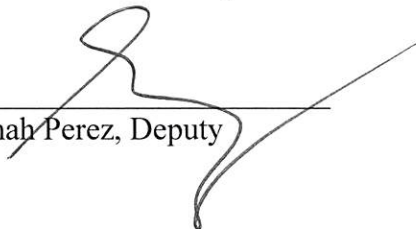
NORA VARGAS
Chair, Board of Supervisors
County of San Diego, State of California

The above Ordinance was adopted by the following vote:

AYES: Vargas, Anderson, Desmond, Lawson-Remer
ABSENT: (District 4 Seat Vacant)

ATTEST my hand and the seal of the Board of Supervisors this 19th day of July 2023.

ANDREW POTTER
Clerk of the Board of Supervisors

By 
Savannah Perez, Deputy



Ordinance No.: 10858(N.S.)
Meeting Date: 07/19/2023 (08)