

ORDINANCE NO. 9986 (N.S.)

AN ORDINANCE AMENDING SECTION 51.306 OF THE SAN DIEGO COUNTY CODE RELATING TO STREET SETBACK LINE REQUIREMENTS

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

Section 1: Section 51.306 of the San Diego County Code is amended to read as follows:

SEC. 51.306. STREET SETBACK LINE REQUIREMENTS.

(a) Each property boundary that is adjacent to a street shall be subject to a street setback line. The line shall be established depending on the classification of the street that the property is adjacent to and the zone in which the property is located. The distance in feet from the centerline of a street to the street setback line shall be based on the road right of way requirements in the CPRS and the additional footage as determined by the use of the property and the type of corridor classification for the street, as provided in Table 51.306.

**TABLE 51.306
STREET SETBACK LINES BASED ON ZONING AND CORRIDOR TYPE**

USE REGULATIONS	CORRIDOR CLASSIFICATION
RR, A70, A72, S80, S87, S90 and S92 with a lot size designator of one acre or larger	An additional 30 feet from the road right of way requirements specified in Table 2 of the CPRS
Commercial	An additional six feet from the road right of way requirements specified in Table 2 of the CPRS for a non-circulation element road or a two lane circulation element road. For all other roads, the street setback line is the same as the right of way line
Manufacturing/Industrial	An additional six feet from the road right of way line specified in Table 2 of the CPRS for a non-circulation element road or a two lane circulation element road. For all other roads, the street setback line is the same as the right of way line
All other	An additional 20 feet from the right of way specified in Table 2 of the CPRS

(b) No person shall erect, construct or alter a structure on any property abutting a general plan highway, without regard to how the property is zoned or on any property in

a commercial, manufacturing or multiple residential zone if any portion of the structure protrudes or will protrude into the area between the street setback line and the centerline.

(c) No person shall change the use or occupancy of a building, within the meaning of County Building Code section 3406, if the building protrudes or will protrude into the area between the street setback line and the centerline.

(d) Whenever the Zoning Ordinance requires a greater zoning setback line for a front yard than the street setback line established by this chapter the front yard zoning setback line shall apply.

Section 2. This ordinance shall take effect immediately 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 _____ newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of San Diego this 13th May, 2009.