



Zoning Report

Street # Name/APN: Sample / APN Sample

Agent/Broker: David De Vries

Date: Sample

This report is based on zoning research from the 1000s2u representative. This could be conducted over the phone with a zoning call and/or by an online review both through the property's governing jurisdiction. This report states what the representative assumes to be the current development standards and permitted land uses. This information should be verified and not relied upon for any decision. Zoning standards do change over time and if any of these regulations conflict with existing development and land uses then it is possible that the development and/or land use is non-conforming and/or unpermitted. Further investigation is always recommended in such instances.

Governing Jurisdiction: City of San Diego

Zone: RS-1-14

Development Standards

Setbacks (required distance from property lines):

- **Front:** 15 ft.; the required front *yard* shall be limited to a maximum of 60 percent paving and *hardscape*.
- **Side:** 4 ft.
- **Rear:** 10 ft.
- **Building Separation:** Detached dwellings shall maintain a minimum distance of 6 feet between dwellings and 3 feet between any dwelling and any detached, non-habitable accessory building located on the same *premises*.

Maximum Building Coverage: No regulation found

Maximum Floor Area Ratio: 0.6

Maximum Building Height: 35 ft.

Maximum Stories: 2

Minimum Parking: No regulation found

Minimum Lot Width: 50 ft.

Minimum Lot Depth: 95 ft.

Minimum Lot Size: 5,000 sq. ft.

Allowable Density: one dwelling unit per lot

Minimum Landscape Area: No regulation found

Other: Swimming pools, spas, and hot tubs are permitted within a required *yard* subject to the following:

(A) Swimming pools that project 3 feet or less above grade may be located a minimum of 3 feet from the *property line*.

(B) Swimming pools that project greater than 3 feet above grade are not permitted to encroach within a required *street yard* or interior side *yard setback*, but may encroach into the rear *yard setback* if located a minimum of 4 feet from the rear *property line*.

Allowable Land Uses

Permitted Uses: one dwelling unit per lot; parks; open space;

Uses Requiring a Conditional Use Permit: various; see referenced section below.

Uses Requiring a Minor Use Permit: various; see referenced section below.

Temporary Uses: various; see referenced section below.

Other Uses:

- **Home Occupation:** permitted
- **Daycare (Small):** permitted
- **Daycare (Large):** conditionally permitted
- **Animal Keeping:** various; see referenced section below.
- **Outdoor Uses:** see pool notes above.

***All other land uses not listed may be prohibited on this lot.**

PLEASE CONSULT A LICENSED PROFESSIONAL REGARDING EXISTING OR PROPOSED DEVELOPMENT OR LAND USES. MORE INFORMATION CAN BE FOUND AT: City of San Diego website, then Municipal Code, then Chapter 13 (Residential Based Zones); RS1-14