ParcelForm
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ZONING SNAPSHOT

withheld , San Diego, CA 92105

PREPARED	RESEARCH CUTOFF	REPORT
November 2, 2026	November 2, 2026	56E03D72

1. EXECUTIVE SUMMARY

The property at withheld , San Diego is under the planning and building jurisdiction of City of San Diego in San Diego County, established from official county and incorporated-place boundaries.

The assessor's parcel number is withheld , and the situs address the assessor holds is withheld withheld , SAN DIEGO 92105-2914. Quote the parcel number when contacting any agency about this property — it is how each of them identifies it.

24 project-specific items have been established from official sources and appear below with citations. Items that could not be verified are omitted rather than estimated.

The assessor records 4 existing dwelling units on this parcel, so the multifamily ADU provisions apply rather than the single-family ones. The statutory allowance for detached ADUs on a multifamily lot may not exceed the number of existing units, which caps it at 4 here, and conversion of non-livable space is a separate allowance on top of that. The unit count should be confirmed against the building department record before it is relied on.

Conclusion: Profile established in part; material items require confirmation. 47 material items require confirmation, listed in Recommended Due Diligence.

This report profiles the parcel and the standards that govern it. It does not determine whether a particular unit fits on the site: that requires a specific footprint tested against measured existing conditions, which needs a survey and belongs with the construction drawings rather than with a report.

2. ZONING PROFILE

BASE ZONING DISTRICT	RS-1-7 [5]
PARKING REQUIREMENTS	No on-street or off-street parking is required for ADUs. The one exception is an ADU on a premises both within the Beach Impact Area of the Parking Impact Overlay Zone and outside a transit priority area. That ADU needs one off-street space per ADU (§141.0302(b)(10)(B)). The requirement does not apply if any of these is true: the ADU is 500 sq ft or less; the premises is in a designated historical district; the ADU is attached to the primary dwelling or an accessory structure; the premises is in a residential permit parking district; or a car share vehicle is within one block. When a garage or carport is demolished or converted, replacement parking is not required, except in that same Beach Impact Area outside a transit priority area. Replacement of an uncovered space is never required (§141.0302(b)(10)(C)-(D)). [6]

3. ADU SETBACKS & HEIGHT

The setback and height standards the jurisdiction applies to an accessory unit. These are the adopted requirements, not a test of what fits on this parcel — that needs the lot's own dimensions measured against them.

Standard	Requirement	Source
Front setback	The front yard setback is the base-zone front setback. The City sets no separate ADU figure. The one exception is the single ADU of 800 sq ft or less under §141.0302(b)(4), which is not subject to the base zone's front yard setback. The minimum street side yard setback is 4 feet or the base-zone street side setback, whichever is less (§141.0302(b)(9)(B)).	San Diego MC §141.0302(b)(9)(A)
Interior side setback	For ADU structures 16 feet or less in height outside a High or Very High Fire Hazard Severity Zone, there is no minimum interior side or rear setback, though the Fire Code Official may require more. Inside a High or Very High Fire Hazard Severity Zone the minimum is 4 feet (§141.0302(b)(9)(C)(ii)). For structures over 16 feet, §141.0302(b)(9)(D) applies. Outside the fire zones there is still no minimum, except where the property line abuts residentially zoned or exclusively residential premises. There the minimum is 4 feet or the base-zone setback, whichever is less.	San Diego MC §141.0302(b)(9)(C)(i)
Rear setback	For ADU structures 16 feet or less in height outside a High or Very High Fire Hazard Severity Zone, there is no minimum interior side or rear setback, though the Fire Code Official may require more. Inside a High or Very High Fire Hazard Severity Zone the minimum is 4 feet (§141.0302(b)(9)(C)(ii)). For structures over 16 feet, §141.0302(b)(9)(D) applies. Outside the fire zones there is still no minimum, except where the property line abuts residentially zoned or exclusively residential premises. There the minimum is 4 feet or the base-zone setback, whichever is less.	San Diego MC §141.0302(b)(9)(C)(i)
Accessory structure height	The code sets no fixed height in feet for ADUs. On lots that allow single dwelling units but not multiple dwelling units, a detached ADU is limited to two stories. Every ADU must also meet the overall maximum structure height of the underlying base zone and overlay zone (§141.0302(b)(8)(C)). The actual foot limit therefore depends on the zone and is not stated in this division.	San Diego MC §141.0302(b)(8)(A)

4. ADU STANDARDS

These are the standards that govern the accessory unit, which are not the same as the base-zone envelope above — that governs the primary dwelling. State law sets floors on what a jurisdiction must permit; the local ordinance may impose objective standards within them and controls anything the state has not reserved.

City of San Diego has adopted the standards below. Where the local ordinance is more generous than the statutory floor it controls, and where it is more restrictive the statutory floor controls.

Preliminary information — confirm all requirements with the governing agency.

Standard	Requirement	Source
Maximum ADU size	A local agency may set maximums of up to 850 sq ft for a one-bedroom ADU and 1,000 sq ft for more than one bedroom. At least 800 sq ft must be allowed regardless of the size of the primary unit.	Gov. Code §66321(b)(3)
ADU side and rear setbacks	A maximum four-foot setback from side and rear lot lines may be required for a new detached ADU. Conversion of existing space, and replacement in the same location and dimensions, may not be required to meet a greater setback.	Gov. Code §66321
ADU height limit	Height limits of 16, 18, 20 or 25 feet apply depending on unit type, proximity to transit and whether the ADU is attached — the applicable figure must be confirmed against the conditions in the statute.	Gov. Code §66321(b)(4)
Owner-occupancy requirement	Owner occupancy may not be required for an ADU. This does not extend to junior ADUs.	Gov. Code §66315; AB 976 (2023)
Separate sale or conveyance	An ADU may be sold or conveyed separately from the primary residence as a condominium only where the local agency has adopted an ordinance allowing it. Absent that ordinance, separate sale is not available.	Gov. Code §66342; AB 1033 (2023)
ADUs permitted on a multifamily lot	On a lot with an existing multifamily dwelling, up to eight detached ADUs may be permitted, not exceeding the number of existing units.	Gov. Code §§66310–66342; SB 1211 (2024)

Local standard	Requirement	Source
Maximum ADU size	1,200 sq ft or less for an attached or detached ADU, with a 150 sq ft minimum. A conversion of an existing structure is not subject to the 1,200 sq ft cap.	San Diego Municipal Code §141.0302
Junior ADU	Not less than 150 sq ft and no more than 500 sq ft.	San Diego Municipal Code §141.0302
Height	The overall maximum structure height of the underlying base zone and overlay zone. Detached ADUs in single-family zones are limited to two storeys.	San Diego Municipal Code §141.0302
Front setback	The zone requirement applies, except that one ADU of 800 sq ft or less may encroach.	San Diego Municipal Code §141.0302
Street side setback	The zone standard or a minimum of four feet, whichever is less.	San Diego Municipal Code §141.0302
Interior side and rear setbacks	May encroach to the property line unless a residential use abuts. Where a structure exceeds 16 ft adjacent to residential uses, a minimum four-foot interior side and rear setback applies, or the zone's minimum, whichever is less.	San Diego Municipal Code §141.0302
Parking	No parking is required outside the Coastal Zone; requirements vary within it. No on-street or off-street parking is required for a JADU.	San Diego Municipal Code §141.0302
Units permitted per lot	In single-family zones: one primary dwelling plus one attached or detached ADU, one converted ADU and one JADU. With a density bonus, four to six units depending on lot size.	San Diego Municipal Code §141.0302
Coastal Overlay Zone	Coastal Overlay Zone regulations differ from the citywide standards and must be checked against the current ordinances, including O-21439, O-21618, O-21758, O-21836 and O-21989.	San Diego Municipal Code §141.0302

5. RECOMMENDED DUE DILIGENCE

These items are material to feasibility and could not be established from a verified source. No assumed value is offered for any of them.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish net lot area	Survey or official record	Only where officially established
Establish boundary / topographic survey	Surveyor	Nothing can be dimensioned to a property line without one. Setback compliance is unprovable until it exists.
Establish preliminary title report	Title company	Easements and restrictions appear here and nowhere else, and they can prohibit what the zoning allows.
Establish previous permits and entitlements	Building department records	Unpermitted work has to be resolved before new permits issue, and plan check is where it surfaces.
Establish general plan land-use designation	Planning Department	Zoning must be consistent with it. Where they conflict the General Plan controls and the fix is a rezone, not a variance.
Establish allowed density under the general plan	Adopted General Plan	Caps units independently of the zone. An ADU is usually exempt from it; the primary dwelling is not.
Establish specific plan designation	Planning Department	Where one applies it replaces the base-zone standards rather than adding to them.
Establish combining or overlay districts	Zoning map	Overlays add requirements on top of the base zone and are easy to miss on a zoning map.
Establish proposed-use status	Zoning code	By right, ministerial, administrative, conditional, discretionary or prohibited
Establish maximum density	Zoning code	Governs the primary dwellings. Read it before assuming an ADU is the only way to add a unit.
Establish maximum unit count	Zoning code	Research found: On a premises with an existing or proposed single dwelling unit, §141.0302(b)(1) allows one ADU that is within the dwelling or an existing accessory structure, or one attached or detached ADU. Under §141.0302(c)(1), one JADU is also permitted. The code does not state a combined total in a single sentence. Multi-dwelling premises have separate limits under §141.0302(b)(2)-(3). Premises that used the Multi-Dwelling Unit and Urban Lot Split regulations are excluded by §141.0302(a)(3). [San Diego MC §141.0302(b)(1)(B) and §141.0302(c)(1)] — confirm with the jurisdiction before relying on this.
Establish parking requirements	Zoning code	Exemptions are the rule rather than the exception, but each carries conditions that must be met on this parcel.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish adu / jadu standards	Local ADU ordinance	Research found: An attached or detached ADU may not exceed 1,200 sq ft of gross floor area, and the minimum is 150 sq ft. There is no maximum for ADUs inside an existing or proposed single dwelling or an existing accessory structure. A separate provision, (b)(4), allows one attached or detached ADU of 800 sq ft or less with relaxed base-zone standards. This 1,200 sq ft cap is not tied to detached units only. It applies to attached and detached ADUs alike. A JADU must be at least 150 sq ft and no more than 500 sq ft within an existing or proposed single dwelling unit. Owner occupancy is required. The record owner must live in the single dwelling unit or the JADU (§141.0302(c)(1)(E)), and a recorded agreement with the City must say so (§141.0302(c)(1)(F)(iii)). Government agencies, land trusts and qualified housing organizations are exempt (§141.0302(c)(1)(G)). No owner-occupancy requirement applies to a standard ADU. The record owner need not live on the premises. The JADU rule is different. [San Diego MC §141.0302(b)(7)(B); San Diego MC §141.0302(c)(4)(B) (size); §141.0302(c)(1)(E)-(G) (owner occupancy); San Diego MC §141.0302(b)(11)] — confirm with the jurisdiction before relying on this.
Establish local adu ordinance and its objective standards	Planning Department	The local ordinance may add objective standards within the statutory limits
Establish number of adus permitted on this lot	Planning Department	The combined total of ADUs and JADUs is usually stated across several subsections and is easy to over-read.
Establish front setback	Zoning code	Usually the base-zone figure, with an exception for a small ADU. Which applies decides where the unit can sit.
Establish interior side setback	Zoning code	Where the ADU rule and the base zone disagree the more generous one usually governs, but not always.
Establish rear setback	Zoning code	Often the lightest constraint on the lot, which is why units end up there. Confirm it rather than assume four feet.
Establish building height	Zoning code	The base-zone limit still caps the structure even where the ADU rule is more generous.
Establish height measurement method and datum	Zoning code	Height means nothing without its datum. Average grade, existing grade and finished floor give three different answers on a slope.
Establish lot coverage	Zoning code	A small ADU may be exempt. Where it is not, coverage is often what actually limits the footprint.
Establish coastal zone	Coastal Commission / local coastal program	A coastal development permit is a separate approval on its own timeline, and appeal jurisdiction can add months.
Establish fema special flood hazard area	FEMA / local flood map	Drives finished-floor elevation and can require an elevation certificate before the permit issues.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish alquist-priolo / seismic hazard zone	CGS hazard maps	A zone designation triggers a fault investigation before habitable construction, which is a long-lead item.
Establish fire authority having jurisdiction	Fire department / district	City, county and district requirements differ. Establish who reviews before designing access or water supply.
Establish fire hazard severity zone	OSFM / local fire authority	Severity zone drives Chapter 7A construction, defensible space and access, each of which changes cost materially.
Establish wildland-urban interface status	Fire authority	WUI status brings ignition-resistant assemblies at roof, eaves, vents and glazing. That is a specification decision, not a detail.
Establish automatic fire sprinkler requirement	Fire authority	An ADU generally need not be sprinklered where the primary dwelling is not, but the water supply still has to be confirmed.
Establish fire apparatus access and driveway standards	Fire authority	Access width, grade and turnaround are checked against the as-built driveway, not the drawn one.
Establish hydrant and fire-flow requirements	Fire authority / water purveyor	Never state fire flow without official confirmation
Establish grading permit thresholds	Grading ordinance	Crossing a cut or fill threshold turns a building permit into a graded project with its own review.
Establish natural-slope restrictions	Grading / hillside ordinance	Hillside rules can remove the flat part of the lot from consideration entirely.
Establish geotechnical or geological report requirement	Building / engineering	Where one is required it governs foundation design, so it is a long-lead item rather than a submittal attachment.
Establish drainage and hydrology requirements	Public Works	Added impervious area has to go somewhere. On a tight lot this decides where the unit can sit.
Establish stormwater quality / lid requirements	Public Works	Crossing the impervious-area threshold brings treatment measures that need space on the plan.
Establish public or private street status	Public Works	A private street changes who maintains access, who approves work in it, and whether a dedication is wanted.
Establish right-of-way, dedication and improvement requirements	Public Works	Dedication and frontage improvements are conditioned at permit and are routinely the unbudgeted item.
Establish domestic water purveyor	Water agency	The purveyor sets meter sizing and capacity charges, frequently the largest single fee on the job.
Establish sanitary sewer or septic authority	Sewer district / environmental health	Septic changes the project. Environmental Health must confirm the system serves both units to current standards.
Establish ceqa applicability	Planning Department	Most ADUs are ministerial and therefore exempt. Anything discretionary is not, and that is a different timeline.
Establish biological resources or protected habitat	Planning / biologist	Protected habitat can require survey windows that only open at certain times of year.

Preliminary information — confirm all requirements with the governing agency.

Due-diligence action	Responsible party / agency	Why confirmation is needed
Establish recorded cc&rs	Title report / County Recorder	Private covenants bind independently of zoning. State law limits unreasonable ADU restrictions but does not void every one.
Establish hoa or architectural review committee	Title report	Architectural review runs in parallel with the permitting agency and answers to nobody there. Start it early.
Establish easements affecting development	Title report	Nothing may be built over an easement without the holder's consent, and holders are often slow to give it.
Establish required entitlement path	Planning Department	Ministerial and discretionary are different products: one is a counter transaction, the other is hearings.
Establish discretionary approvals required	Planning Department	Any discretionary approval brings notice, hearings and appeal periods, turning a schedule of weeks into months.
Establish building permit review sequence	Building department	Review order decides which corrections arrive when, and whether fire and engineering run in parallel.

6. SOURCES

- U.S. Census Bureau — Census Geocoder — geographies (counties and incorporated places) (Current benchmark / current vintage), accessed 2026-11-02
- California Coastal Commission — California Coastal Commission — Coastal Zone boundary and permitting, accessed 2026-11-02
- County of San Diego — SanGIS / County of San Diego parcel and jurisdiction boundaries, accessed 2026-11-02
- SANDAG Regional GIS — Regional parcel, land use and zoning layers (Land Use 2025; assessor parcel record), accessed 2026-11-02
- California Department of Housing and Community Development — Accessory Dwelling Unit Handbook, https://www.hcd.ca.gov/building-standards/adu/handbook
- ParcelForm jurisdiction guide revision: November 2026

7. DISCLAIMER

Prepared as preliminary architectural, zoning, entitlement, code, and site-feasibility research for project planning and consultant coordination. The report includes only information verified from the identified sources as of the stated research cutoff date. Codes, ordinances, maps, procedures, fees, and AHJ interpretations may change. Final design and construction documents remain subject to review and approval by the applicable Authorities Having Jurisdiction and responsible licensed professionals. This report is not a boundary survey, title opinion, geotechnical report, engineering calculation, or legal opinion.

SOURCES CONSULTED

- U.S. Census Bureau — Census Geocoder — geographies (counties and incorporated places) (Current benchmark / current vintage), accessed 2026-11-02
- California Coastal Commission — California Coastal Commission — Coastal Zone boundary and permitting, accessed 2026-11-02
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Jurisdiction guide revision: November 2026

TAKE THIS TO YOUR LOCAL AGENCY

Bring this page when you contact the planning or building counter. The identifiers below are what staff ask for first. Write their answers in the space provided, with the name of the person who confirmed each item and the date, so the answers can be relied on later.

Property address: withheld , San Diego, CA 92105

Governing jurisdiction: City of San Diego

Report reference: 56E03D72

Date prepared: November 2, 2026

Agency contacted

Spoke with / date

ITEMS TO CONFIRM

- ☐ Current Fire Hazard Severity Zone designation — confirm against the 2025 OSFM maps (effective July 1, 2025) or the local fire authority
- ☐ Coastal Zone status for this parcel, and whether a Coastal Development Permit is required
- ☐ Flood hazard area (FEMA), slope and grading thresholds, geologic and soils conditions
- ☐ Septic vs. sewer service, water service provider, and utility capacity
- ☐ Net lot area
- ☐ Boundary / topographic survey
- ☐ Preliminary title report
- ☐ Previous permits and entitlements
- ☐ General Plan land-use designation
- ☐ Allowed density under the General Plan
- ☐ Specific Plan designation

- [ ] Combining or overlay districts
- [ ] Proposed-use status
- [ ] Maximum density
- [ ] Maximum unit count
- [ ] Parking requirements
- [ ] ADU / JADU standards
- [ ] Local ADU ordinance and its objective standards
- [ ] Number of ADUs permitted on this lot
- [ ] Front setback
- [ ] Interior side setback
- [ ] Rear setback
- [ ] Building height
- [ ] Height measurement method and datum
- [ ] Lot coverage
- [ ] Coastal Zone
- [ ] FEMA Special Flood Hazard Area
- [ ] Alquist-Priolo / seismic hazard zone
- [ ] Fire authority having jurisdiction
- [ ] Fire Hazard Severity Zone

- [ ] Wildland-Urban Interface status
- [ ] Automatic fire sprinkler requirement
- [ ] Fire apparatus access and driveway standards
- [ ] Hydrant and fire-flow requirements
- [ ] Grading permit thresholds
- [ ] Natural-slope restrictions
- [ ] Geotechnical or geological report requirement
- [ ] Drainage and hydrology requirements
- [ ] Stormwater quality / LID requirements
- [ ] Public or private street status
- [ ] Right-of-way, dedication and improvement requirements
- [ ] Domestic water purveyor
- [ ] Sanitary sewer or septic authority
- [ ] CEQA applicability
- [ ] Biological resources or protected habitat
- [ ] Recorded CC&Rs
- [ ] HOA or architectural review committee
- [ ] Easements affecting development
- [ ] Required entitlement path

Preliminary information — confirm all requirements with the governing agency.

☐ Discretionary approvals required

☐ Building permit review sequence

NOTES

SOURCE REFERENCES

1. SanGIS parcel layer, accessed 2026-11-02
   https://gis-public.sandiegocounty.gov/arcgis/rest/services
2. SANDAG regional parcel layer (assessor record), accessed 2026-11-02
   https://geo.sandag.org/server/rest/services/Hosted
3. SANDAG assessor parcel geometry (EPSG 2230), accessed 2026-11-02 — assessor lines, not a boundary survey
   https://geo.sandag.org/server/rest/services/Hosted
4. SANDAG Land Use 2025, accessed 2026-11-02
   https://geo.sandag.org/server/rest/services/Hosted
5. SANDAG regional zoning layer — SANDAG regional GIS, Zoning_Base_SD (City of San Diego base zones), queried with the parcel polygon, accessed 2026-11-02
   https://geo.sandag.org/server/rest/services/Hosted
6. San Diego MC §141.0302(b)(10)(A)-(D)
   https://www.sandiego.gov/development-services/forms-publications/information-bulletins/400
7. 2025 California Building Code Part 1 §1.1.7.3.1 (p. 38)
8. 2025 California Building Code Part 1 §1.1.9 (p. 38)
9. 2025 California Building Code Part 1 §§1.1.8 and 1.1.8.1 (p. 38)
10. 2025 California Building Code Part 1 §1.1.7.3 (p. 38)
11. 2025 California Residential Code, adoption note and Appendix BB summary (p. 19)

Preliminary information — confirm all requirements with the governing agency.