

Encinitas Municipal Code

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[Title 30 ZONING](#)

[Chapter 30.16 RESIDENTIAL ZONES](#)

30.16.010 Development Standards.*

* **CodeAlert:** This topic has been affected by Ordinance No. [2019-24](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

A. The development standards described in the tables below shall apply to the residential zones and are minimums unless otherwise stated. These standards shall apply to all land and buildings other than accessory buildings, permitted in their respective residential zones. In addition to the development standards provided in this chapter, each specific plan identified in Chapter [30.84](#), Specific Plans, may have separate development standards for residential zones in their jurisdictional boundaries. Refer to individual specific plans, as referenced in Chapter [30.84](#), for development standards in residential zones within adopted specific plans.

For building height, see Section 30.16.010B6. For off-street parking requirements, see Chapter [30.54](#).

1. Rural Residential Zones.

ZONE REQUIREMENTS	RR	RR-1	RR-2
a. Density (maximum dwelling units per net acre)	0.123 (8 acres for floodplain); 0.26—0.50 (2-4 acres depending on slope)	1.0	2.0
b. Midrange Density (See Section 30.16.010B1 & B2)	0.125 (8 acres for floodplain); 0.38 (3 acres depending on slope)	0.75	1.5
c. Net Lot Area	2,4, or 8 acres	1.0 acre	21,500 sq. ft.
d. Lot Width (ft.)	110	110	100
e. Cul-de-sac Lot Width (ft.)	30 at front setback	30 at front setback	30 at front setback
f. Panhandle Width on a Flag Lot (ft.)	20	20	20
g. Lot Depth (ft.)	150	150	150
h. Front Yard Setback (ft.)	30	30	30
i. Side Yard Setback (ft.) for each interior side ^{4,5}	15/15	15/15	10/10
j. Side Yard Setback (ft.) street side ⁵	20	15	15
k. Rear Yard Setback (ft.)	25	25	25
l. Lot Coverage (maximum percentage)	35%	35%	35%

2. Single-Family Residential Zones.

ZONE REQUIREMENT	R-3	R-5	R-8	R-11/RS-11
a. Density (maximum dwelling units per net acre)	3.0	5.0	8.0	11.0
b. Midrange Density (See Section 30.16.010B1 & B2)	2.5	4.0	6.5	9.5
c. Net Lot Area (sq. ft.)	14,500	8,700	5,400	3,950
d. Lot Width (ft.)	80	70	60	40
e. Cul-de-sac Lot Width (ft.)	30 at front setback	30 at front setback	30 at front setback	30 at front setback
f. Panhandle Width on a Flag Lot (ft.)	20	20	20	20
g. Lot Depth (ft.)	100	100	90	90
h. Front Yard Setback (ft.)	25	25	25	20 ²
i. Side Yard Setback (ft.) for each interior side ^{4,5}	10/10	10/10	5/10	(RS-11) 5/5; (R-11) 5/0-5 ¹
j. Side Yard Setback (ft.) street side ⁵	10	10	10	10
k. Rear Yard Setback (ft.)	25	25	25	20
l. Lot Coverage (maximum percentage)	35%	35%	40%	40%
m. Floor Area Ratio		0.6	0.6	0.6 (Standard Lot Sizes); 0.5 (Substandard Lot) ³

3. Higher Density Single-Family and Multiple-Family Residential Zones.

ZONE REQUIREMENT	R-15	R-20	R-25	R-30 OL⁶	MHP
a. Density (Maximum dwelling units per net acre)	15.0	20.0	25.0	30.0	11.0
b. Midrange Density (See Section 30.16.010B1 & B2)	13.0	17.5	22.5	N/A	9.5
c. Net Lot Area (sq. ft.)	20,000	20,000	20,000	30,000	
d. Lot Width (ft.)	100	100	100	100	
e. Lot Depth (ft.)	150	150	150	150	
f. Front Yard Setback (ft.)	20	20	20	10	
g. Side Yard Setback (ft.) for each interior side (Standard Lot) ⁵	15/15	15/15	15/15	10	
h. Side Yard Setback (Substandard Lot) street side ^{3,5}	5/5	5/5	5/5	N/A	
i. Street Side Yard Setback (Standard Lot) (ft.) ⁵	20	20	20	10	

j. Street Side Yard Setback (Substandard Lot) ^{3,5}	10	10	10	N/A	
k. Rear Yard Setback (ft.)	15	15	15	10	
l. Rear Yard Setback Where Alley Exists	20	20	20	10	
m. Lot Coverage (maximum percentage)	40	40	40	65	
n. Building Height (See 30.16.010B6)					
o. Distance between buildings on the same lot less than 16 ft. in height	15	15	15	15	
p. Distance between buildings on the same lot greater than 16 ft. in height	20	20	20	15	

FOOTNOTES

1. Requires a minimum 5-foot side yard setback for both side yards, unless a zero lot line development is proposed. For zero lot line development, a 5-foot minimum side yard setback is required for one side yard with a zero yard setback where the two units have common walls.
2. See Section 30.16.010C4 and D10.
3. Substandard lot under floor area ratio refers to a lot that does not meet the standard for lot area.
4. See Section 30.16.010B9.
5. See "Lot, Interior" in Section [30.04.010](#).
6. A minimum net density of 25 dwelling units per acre is required in the R-30 OL Zone.

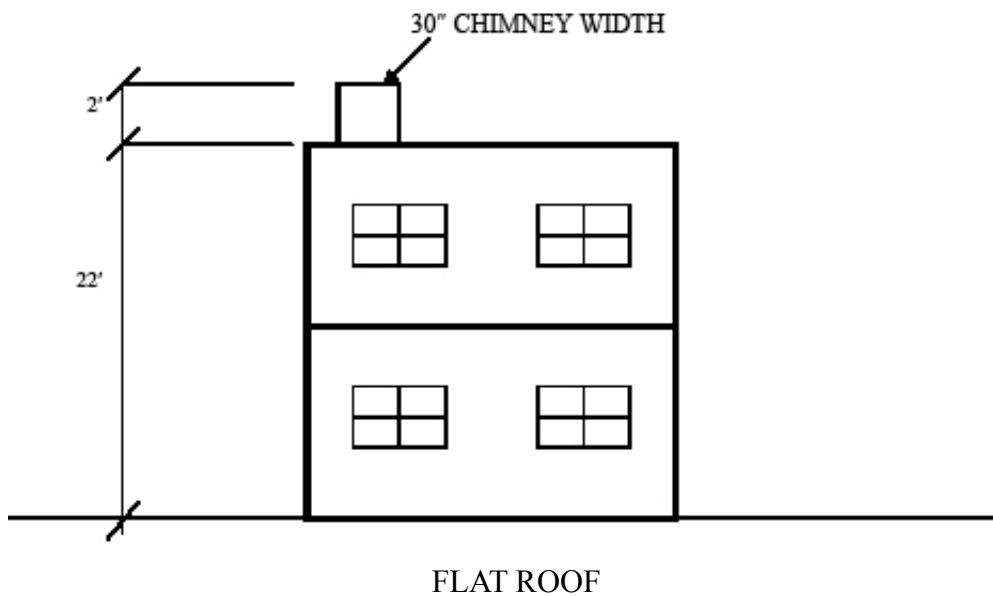
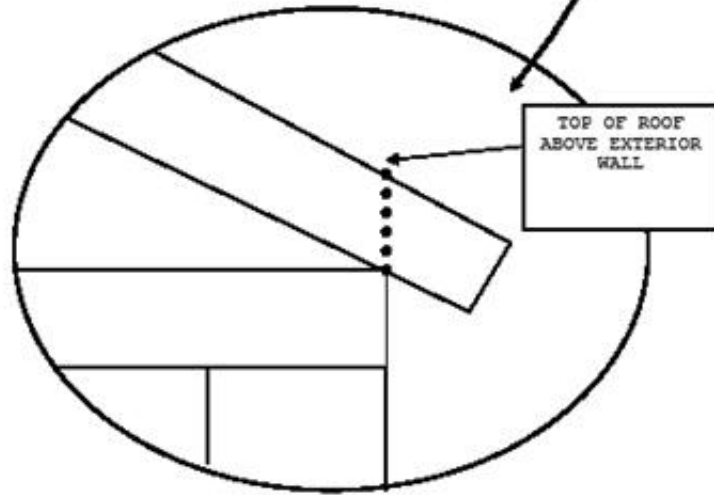
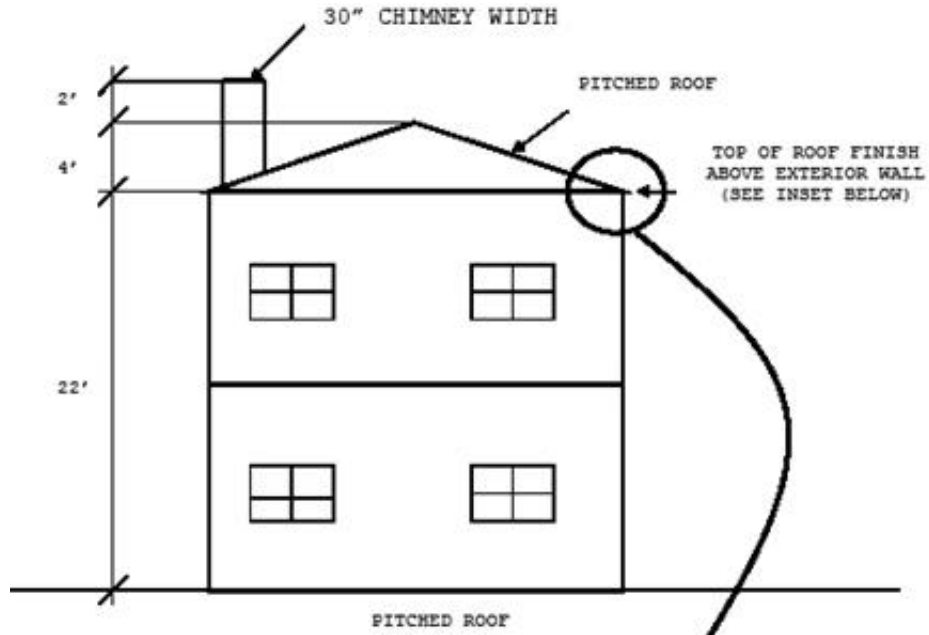
B. All Residential Zones. The following development standards shall apply to all residential zones:

1. In determining the mid-range or maximum number of dwelling units allowed for a property, multiply net acreage by the mid-range density or maximum density given in Section 30.16.010A. Any fraction of a dwelling unit shall be reduced to the next lower whole unit not less than one. However, for properties located in and developing in conformance with the provisions of the R-30 Overlay, or properties requesting a density bonus, any fraction of a dwelling unit shall be rounded up to the next whole unit.
2. Net acreage is the slope adjusted gross acreage not including acreage of the flood plains, beaches, permanent bodies of water, significant wetlands, major power transmission easements, railroad track beds, existing and future rights-of-way and easements for public or private streets/roads, and the area contained within the panhandle portion of a panhandle lot in a zone where the minimum required lot size is 10,000 square feet or less. The portion of access roadways or easements internal to a project that are used exclusively to provide access to rear-loaded garages are not required to be deducted from gross acreage. Driveways providing access to dwelling unit(s) on one lot are not deducted from gross acreage. For properties located in and developing in conformance with the provisions of the R-30 Overlay, private access roads, parking lots, driveways, and drive aisles are not deducted from gross acreage.
 - a. The slope adjustment shall be required and is as follows:
 - i. All land in 0-25% slope of natural grade is allowed to use 100% of acreage.
 - ii. All land in 25-40% slope of natural grade is allowed to use 50% of acreage.
 - iii. All land in 40% + slope of natural grade is allowed to use 0% of acreage.
 - iv. Five-foot contour maps available from the City shall be used for calculating the slope adjustment.
 - b. The density of development shall be based on net acreage.
3. Street setbacks shall be measured from the ultimate street right-of-way according to the City

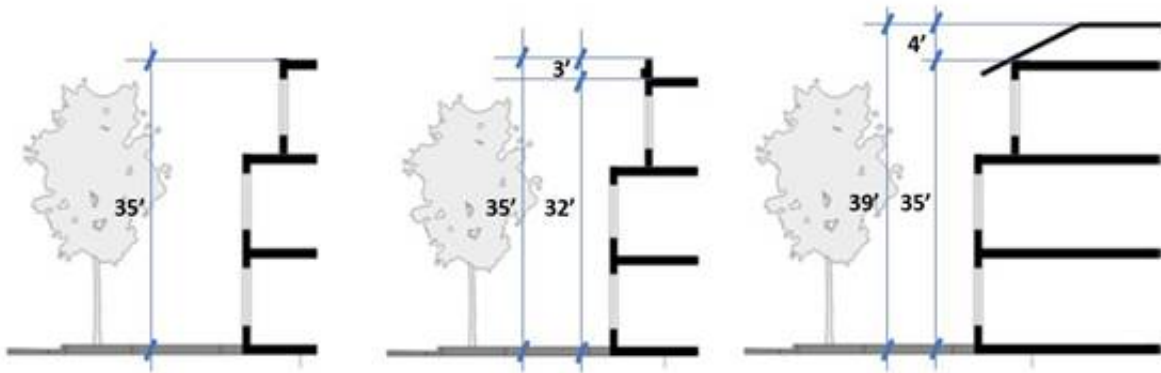
Engineer or the maximum required street width if the street is proposed to be private or is now a private street.

4. When landscaping is required, landscaping shall consist predominantly of trees, shrubs, ground cover and decorative rocks, except for necessary walks, drives and fences. All required landscaping shall be maintained in a healthy and thriving condition, free from weeds, trash, and debris.
5. Varieties of plants chosen for landscaping may be restricted through the development review process to protect or preserve views. All required plantings shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with required landscaping, buffering, and screening requirements. All required landscaping shall be maintained in a manner that will not depreciate adjacent property values or otherwise adversely affect adjacent properties.
6. The following standards shall apply to building height limits for residential buildings.
 - a. The standard height limit for residential buildings, shall be the lesser of two stories in the RR through R-25 and MHP zones and shall be the lesser of three stories in the R-30 Overlay zone or the following height, all as measured to the top of a flat roof (or in the case of a pitched roof to the top of the roof immediately above the exterior plane of the wall below, including roofing material):
 - 26 feet—RR to RR-1 zones citywide, RR through RR-2 in the Olivenhain Community.
 - 22 feet—RR-2 (except Olivenhain Community) through R-25 and MHP zone, and substandard lots in the Olivenhain Community.
 - 35 feet – R-30 Overlay zone.

This height standard is subject to the following exceptions:

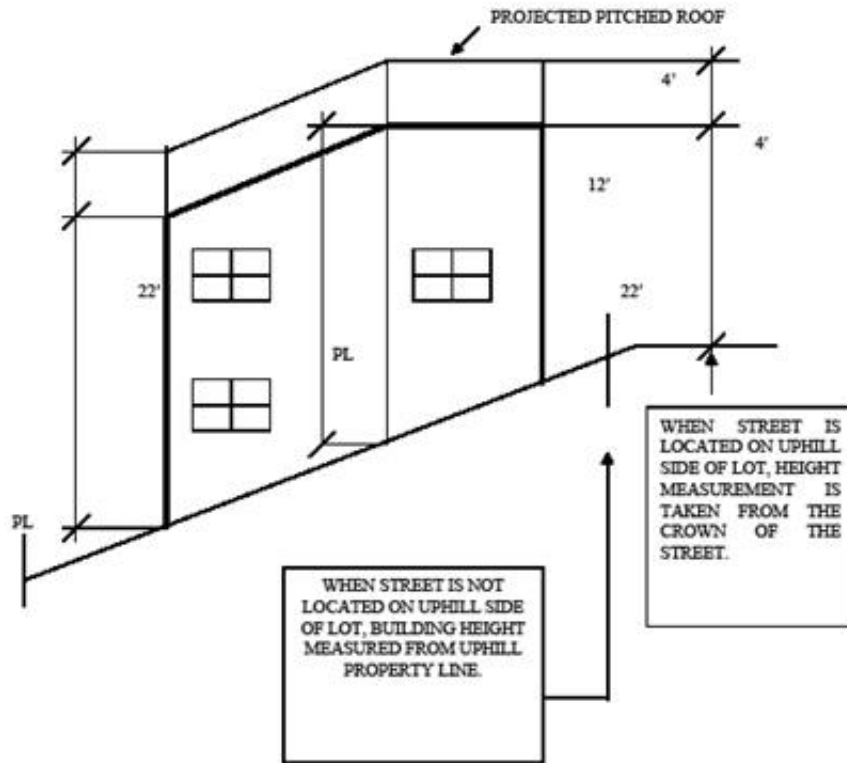


R-30 OL Zone Building Height*



* Projections meeting the standards of Section 30.16.040B.6.a.iii may exceed the 35-foot or 39-foot height limit, by a maximum of five feet to accommodate necessary equipment (such as elevator shafts and other mechanical equipment) and screening.

i. On lots in R-3 to R-25 zones with greater than 10% slope, the building height at the uphill side of the lot shall not exceed 12 feet above the crown of the right-of-way. Where a street does not abut the uphill side of the sloped lot or a panhandle portion of a lot exists, this measurement shall be made at the property line located at the uphill side of the lot (excluding the panhandle of a lot) except as provided below. In no case shall the building exceed the applicable standard height limit at any point unless provided by the Code. Lot slope shall be determined in accordance with Section 30.16.010B6e.

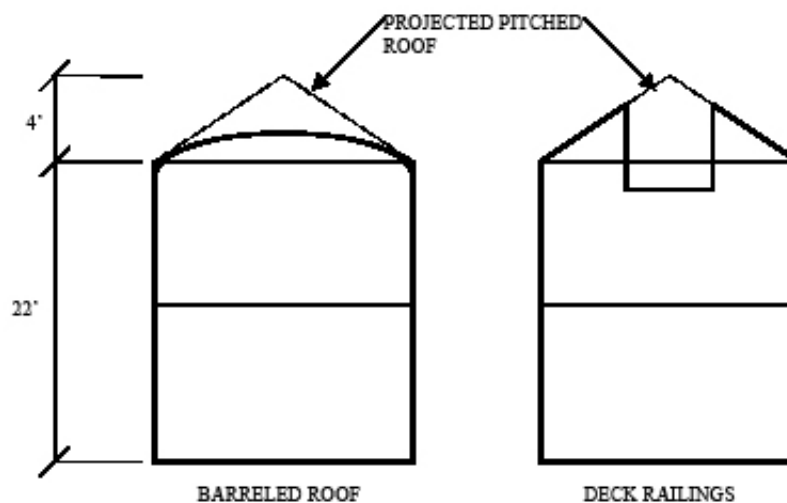


ii. In all zones, elements such as towers (maximum diagonal dimension of 12 feet), hips,

gables, and spires may extend no more than four feet above the permitted standard height limit. A roof that extends above the permitted standard height limit shall have a minimum 3:12 pitch. Barreled roofs and roof decks shall be permitted provided the design of the roof or deck railings do not extend beyond the envelope of a projected pitch roof as authorized by this section. An additional maximum of a two-foot projection (beyond the elements extending up to four feet listed above) may be authorized by staff for chimneys, provided: (1) the perimeter of the chimney does not exceed 120 linear inches; and (2) the width of the chimney is no wider than 40 inches in any direction; and (3) a required non-decorative spark arrestor assembly may be added to the two-foot chimney; and (4) the building height plus projections do not exceed 30 feet in height for the RR through R-25 and MHP zones and 35 feet (flat roof) or 39 feet (pitched roof) for the R-30 Overlay zone.

iii. In addition to the allowed projections specified in Section 30.16.010B.6.a.ii above, buildings in the R-30 Overlay zone may exceed the 35-foot or 39-foot height limit, as applicable, a maximum of five feet to accommodate necessary equipment (such as elevator shafts and other mechanical equipment) and screening, as long as any projections do not occupy more than 25% of the roof area and are set back a minimum of 10 feet from the edge of the wall plane on all sides.

iv. Existing residential structures in the New Encinitas Community constructed at a height exceeding the aforementioned 22-foot/26-foot height may be remodeled or added to at the height of the existing structure. The height of the existing structure shall be documented through a height survey or other manner found satisfactory by the Development Services Director, and the proposed addition/remodel must also maintain substantially the same design character as the existing structure, also to the satisfaction of the Development Services Director.



b. All building permit applications for residential buildings shall provide building height information at a sufficient number of locations to substantiate that no point of the structure exceeds the standard building height limit, projections do not exceed the height restrictions, and the structure contains no more than two stories.

c. Natural grade shall be determined as follows. Natural grade may be determined by the Development Services Director, or authorized agency when a discretionary application is being reviewed, with consideration given to:

- i. The prevailing topography of the site which has existed for some period of time prior to review of a project under consideration. Documentation of the grade shown on photographs, historical topographic surveys and/or in geotechnical reports prepared by certified professionals may be utilized on a case by case basis to determine the natural grade for purposes of development. The review shall take into account the vegetation on the site, the existing earth forms at the time of the review and the expectation that a reasonable person would consider the grade to be natural. Small earth form irregularities in topography, such as pits or mounds and similar features may be disregarded;
 - ii. Grading or other modifications of earth forms which result in gaining an advantage for future development, shall not be considered natural grade when substantial evidence can reasonably document that the grading or modifications of earth forms have resulted in circumvention of the regulations in the Municipal Code.
- d. For properties located in and developing in conformance with the provisions of the R-30 Overlay zone, building height is the vertical distance from the finished exterior grade adjacent to the structure to the highest portion of the structure immediately above. In the event of a conflict between this provision and other requirements of the Code, this standard shall control.
- e. The slope of a lot shall be determined as follows:
- i. For the purpose of determining whether a lot has a greater than 10% slope, the average lot slope within the building envelope (setback lines) must be established. The average lot slope is determined by calculating the total change in elevation from setback line to setback line (rise/run), and is established by placing three run-lines across the property and taking the combined average slope of the three lines. The lines are to follow the slope of the property; i.e., they are to be placed at right angles to the contour lines.
 - ii. For properties in which the run-lines parallel the property lines, two run-lines shall be placed along the peripheral setback lines, with the third line placed down the center of the property. For situations in which the slope crosses the property at an angle, the three run-lines shall be placed in such a way as to reveal average slope of the entire building envelope, to the satisfaction of the Development Services Director. For properties of an irregular shape and topography, additional run-lines may be required on the site plan to the satisfaction of the Development Services Director.
 - iii. Bluff-top properties with one property line located at the lower portion of the bluff shall not be subject to a designation of greater than 10% lot slope, unless, using the method of measurement described above, the portion of the property between the edge of bluff and the opposite setback line is determined to exceed 10%. A bluff exists when the vertical elevation between the top and the toe of the bluff is 10 feet or more.
 - iv. All building permit applications for new residential construction or additions on which slope determination is an issue must provide topographic information in order for lot slope to be determined. For properties with an average slope of five percent or less, and for properties on which the owner is not disputing the degree of slope being greater than 10%, the topographic information may be provided by a note on the site plan indicating percentage of slope. For lots sloping greater than five percent on which slope determination is an issue, topographic information based on a permanent assumed benchmark shall be depicted on the site plan. The topographic information can be provided by the property owner, contractor, architect, designer, land surveyor or civil engineer. If substantial evidence is presented which indicates that the topographic information is inaccurate, a certified survey shall be provided

from a professional land surveyor or civil engineer.

7. Floor area ratio (FAR) shall limit the amount of floor area of a building on a lot. For purposes of determining FAR, the following floor area is excluded:
 - a. Up to 400 square feet per dwelling unit for a garage or carport.
 - b. Floor area covered by a roof of open construction, such as a trellis, sunscreen or lattice work, where the total square footage of the open spaces of the covering is 50% or more of the total square footage of the floor area below.
 - c. Floor area whose walls are of open construction, such as a trellis, sunscreen or lattice work, or partial wall where 50% or more of the total square footage of the vertical planes of the perimeter of the bulk floor area is open. Columns to support structure above shall not count toward this 50%, such that typical open building recess areas and patios are not counted as floor area.
 - d. Floor area which has less than five feet of headroom between the floor and the ceiling.
 - e. That portion of the floor in the basement.
 - f. Floor area used solely for the capture, distribution or storage of solar energy.
8. An animal kennel that was lawfully established and was in existence on March 29, 1989 may expand and rebuild in accordance with the development standards for the zone in which it is located. When an expansion increases the intensity of the use, a major use permit shall be required. An increase in intensity would include, but not be limited to, an increase in animals, customers, and traffic, and a relocation or expansion of high activity areas (dog runs). When structural alterations are proposed that do not increase the intensity of the use, a design review permit shall be required pursuant to Chapter [23.08](#) of the Municipal Code. Such structural alterations would include, but not be limited to: building elevation redesign; landscaping, walkways and fences/walls, additions to utility rooms, office space and lobby space. The permit (major use permit and/or design review permit) shall be revoked only if the kennel is operated in a manner contrary to law or the use is removed by the owner.
9. Additions to existing nonconforming residential structures that were legally constructed prior to March 29, 1989, shall have an interior side yard setback in accordance with the following:
 - a. The existing interior side yard setback of the existing building may be maintained except that in no case shall the interior side yard setback of the addition be less than:
 - i. 10 feet for a 15-foot required side yard setback.
 - ii. Five feet for a 10-foot required side yard setback.
 - iii. In no case shall a side yard setback of less than five feet be permitted, including those existing structures located within a minimum five-foot side yard setback.
 - b. Second story additions are allowed for an existing nonconforming two-story dwelling based on the setbacks of paragraph 9a of this subsection B.
 - c. Additions in conformance with subsection 9a of this section shall be limited to one story for an existing nonconforming single story dwelling unless it is determined that no view issues exist. Should no view issues exist based on the filing of a conceptual review application and subsequent site analysis, the Director of Planning and Building shall approve a second story addition based on the setbacks of subsection 10a. If it is determined that view issues exist, the applicant may file a design review application to have their application considered at a public hearing scheduled before the Planning Commission.
 - d. New construction on vacant lots or to replace demolished units shall comply with the

established interior side yard setbacks unless otherwise permitted pursuant to Chapter [30.76](#) (Nonconformity Regulations) of the Municipal Code.

e. Second story additions to existing single-story residential structures which comply with the setback standards in effect at the time of building permit application shall be processed in accordance with the standards contained in this chapter.

10. Additions or enclosures for existing third story rooms and/or decks that were legally constructed prior to March 29, 1989 may be approved through the design review process if it can be found that the addition and/or deck enclosure:

- a. Maintains some of the significant views enjoyed by residents of nearby properties, and
- b. That the remodeled building is compatible in bulk and mass with buildings on neighboring properties, and
- c. That the floor area ratio prescribed for the zoning district in which the project is located is not exceeded.

11. For single-family residential zones, the following development standards shall apply:

- a. Front yard setbacks within subdivisions of five or more lots should vary in a manner consistent with the pattern of development in the surrounding neighborhood and consistent with the provisions of the underlying zoning.
- b. Garage placement/design standards for single-family subdivisions:
 - i. Garages shall be located to minimize or reduce their visual presence, to the extent practical.
 - ii. In RR to R-3 Zones, the placement of garages on a single-family lot shall vary; e.g., (a) located in the rear of the lot but accessed from the front; (b) located in the front portion of the lot with either direct access or side loaded; or (c) accessed from the alley or side street, or combination. In R-5 to RS-11 Zones, the placement of garages on the lot is encouraged to vary, to the extent practical.
 - iii. To the extent practical, access to the garage shall be from the alley or side street, if available.
- c. For a new tract front yard setbacks may be reduced up to 25% on a maximum of one-half of the dwelling units within a residential tract; however, no street setbacks shall be less than 20 feet to the garage for front entry garages, and 15 feet to the garage for side entry garages.

12. Nonconforming general residential care facilities, if determined by City review as being lawfully established and in existence on the date of adoption of this Code section, may expand or rebuild in accordance with the development standards for the zone where it is located. When an expansion increases the intensity of the use, a major use permit shall be required. An increase in land use intensity may include, but not be limited to: an increase in the number of residents, traffic and/or noise impacts, or a relocation or expansion of outdoor activity areas.

13. Replacement housing consistent with the requirements of [Government Code](#) Sections 65583.2(g)(3) and 65915(c)(3) shall be provided on any site listed in the City's adopted housing element of the general plan, if the site is proposed for development and: (a) residences either exist on the site or existed on the site within the five-year period prior to submittal of the application; and (b) the residences were either deed-restricted, subject to rent control or any other limitation on rent, or occupied by low or very low income households.

C. Single-Family Residential Zones (/RR-2/R-3/R-5/R-8/RS-11). In the single-family residential zones, the

following development standards shall apply in addition to subsections A and B of this section:

1. Residences shall be oriented with the rear of the residence toward collector and larger streets where possible, consistent with the pattern of development in the neighborhood.
2. Walkways connecting with city sidewalk/trail systems shall where practical be provided in new residential developments.
3. Driveway or other concrete or asphalt concrete areas available for parking shall not exceed 50% where practical of the required front yard area.
4. To the extent practical, access to the garage shall be from the alley or side street, if available.

D. Higher Density Single-Family and Multiple-Family Residential Zones (R-11/R-15/R-20/R-25). In the higher density single-family and multiple-family residential zones, including the conversion of apartments to condominiums, the following development standards shall apply in addition to subsections A and B of this section:

1. A minimum of 10% of the floor area of the unit shall be provided as private open space for both ground floor units and units contained wholly on the second floor. For units wholly on the second floor this open space may be provided by outdoor decks.
2. Architecturally compatible trash enclosures, and adequate areas for collecting and loading recyclable materials, screened from view of the roadway, and convenient to all dwelling units within the project, shall be provided.
3. A minimum of 15 feet wide of screen type landscaping shall be provided and maintained on the project side of any property line separating the project from a rural residential or single-family residential zone.
4. A minimum of 250 cubic feet of lockable, enclosed storage area per unit shall be provided within a garage/carport area, or within the main building.
5. Fully screened recreation vehicle parking areas shall be provided or the development shall prohibit all parking of recreation vehicles.
6. A minimum of 30 trees per net acre shall be required as part of the project landscaping; the trees shall consist of a combination of box specimen and 15-gallon sizes. Smaller sized trees may be approved provided the trees reach a desired maturity height within three years after project occupancy.
7. A masonry wall, or equal six feet in height from the highest finished grade may be required along the project's rear and side property lines, unless the property line separates two higher density residential projects. Where the adjacent grade of abutting property is four feet or more lower or higher than the project site, the masonry wall shall be a minimum of six feet in height. No walls are required in front or street side yards unless needed for noise attenuation and/or privacy. All masonry walls greater than four feet in height shall be planted with vine cover material (or equal landscaping).
8. The following recreation facilities shall be provided unless waived during the design review process:
 - a. Children's play area;
 - b. Swimming pool;
 - c. Family picnic area.
9. Auxiliary Structures/Equipment and Utilities. The following development standards related to auxiliary structures/equipment and utilities shall apply:
 - a. All roof appurtenances including, but not limited to, air conditioning units, and mechanical

equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and adjacent properties;

b. All ground-mounted mechanical equipment, including heating and air condition units, and trash receptacle areas and adequate areas for collecting and loading recyclable materials, shall be completely screened from surrounding properties by use of a wall, fence, or landscaping, or shall be enclosed within a building;

c. All utility connections shall be designed to coordinate with the architectural elements of the site so as not to be exposed except where necessary. Pad-mounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. All new and existing utility connections within the boundaries of the project shall be placed underground, with the exception of existing overhead power transmission lines in excess of 34.5 KV and longdistance and main trunk communications facilities. Transformer, terminal boxes, meter cabinets, pedestals, concealed ducts and other facilities may be placed above ground provided they are screened with landscaping;

d. Trash receptacles and adequate areas for collecting and loading recyclable materials enclosed by a six-foot high masonry wall with view-obstructing gates shall be provided in an acceptable location;

e. Outdoor storage and sales areas shall be entirely enclosed by solid masonry walls not less than six feet in height to adequately screen such areas from view. Reasonable substitutions such as masonry, wood or metal pilasters with wrought iron or chain link and view obscuring material may be approved during design review. This requirement does not apply to agriculture uses authorized per Chapter [30.33](#) (Urban Agriculture) of the Municipal Code.

10. The front yard setbacks may be reduced to 15 feet provided that the subject parcel is substandard in either size or the depth of the lot, and an alley abuts the rear of the parcel where the required parking is to be located. No paving (impervious surfaces) shall be permitted in the front yard other than a pedestrian sidewalk to the front entry with the rest of the front yard being landscaped.

11. Residences shall be oriented with the rear of the residence toward collector and larger streets where possible, consistent with the pattern of development in the neighborhood.

12. Walkways connecting with city sidewalk/trail systems shall where practical be provided in new residential developments.

13. Driveway or other concrete or asphalt concrete areas available for parking shall not exceed 50% where practical of the required front yard area.

14. To the extent practical, access to the garage shall be from the alley or side street, if available.

E. Residential 30 Overlay Zone (R-30 Overlay). In the higher density multiple-family residential R-30 Overlay zone, the following development standards shall apply in addition to those in subsections A and B of this section:

1. The R-30 Overlay regulations shall apply to all areas of the City so designated on the zoning map.

2. The R-30 Overlay provisions apply in addition to existing underlying zoning designations. Uses and standards of the underlying zone continue to apply until such time as a development is approved conforming with the provisions of R-30 Overlay zone prescribed in this subsection E.

3. In order to rely on the provisions of the R-30 Overlay zone, sites must be developed to a minimum density of twenty-five (25) dwelling units per net acre and must be large enough to accommodate a minimum of 16 multifamily units.

4. Units may be either rental or ownership dwellings.
5. Notwithstanding the provisions of Section [30.41.080](#), sites in the R-30 OL Zone shall not be permitted to pay in-lieu fees as an alternative to satisfying the affordable housing requirements in Chapter [30.41](#).
6. Façade Wall Plane Requirements. Articulation of the wall plane shall be required for all front elevations, and for all side and rear elevations visible from a public right-of-way:
 - a. No more than 75% of a building façade shall be on a single plane;
 - b. An average of a five-foot offset, with a minimum of one foot, is required for the remaining 25% of the building face.
7. Requirements for Transitions of R-30 Overlay if Adjacent to Existing Single-Family Development. If parcels in the R-30 Overlay zone share a property line with an adjacent parcel developed with an existing single-family residential use or duplex units, the following additional setback requirements apply to proposed projects in the R-30 Overlay zone to provide an appropriate transition to the existing use.
 - a. Additional Setback Required. The third story of residential uses in the R-30 Overlay zone shall be set back 30 feet from any property line adjacent to a parcel with an existing single family residential use or duplex units.
8. Permitted Improvements in the Required Setback Areas. Permitted improvements include landscaping, pathways, storm water quality facilities, passive site amenities, surface parking or similar facilities.
9. Maximum Average Unit Size. Maximum average size of dwelling units in the project shall not exceed 1,000 square feet of floor area for rental projects and 1,150 square feet of floor area for ownership projects. Ownership projects include all projects with a condominium map or where units may be sold individually. For purposes of compliance with this requirement, only floor area within dwelling units shall be used to calculate the average unit size for a project.
10. Parking shall be provided in accordance with Chapter [30.54](#), however, units which are deed-restricted to be affordable to very-low and low income households (as defined in California [Health and Safety Code](#) Sections 50105 and 50079.5, respectively) shall provide off-street parking as follows:

Studios and one bedroom – 1.0 space per unit.

Two bedrooms – 1.5 spaces per unit.

Three+ bedrooms – 2.0 spaces per unit.

Guest Parking – Inclusive in standards above.
11. Private Storage Space. A minimum of 200 cubic feet of lockable, enclosed storage area per unit shall be provided within a garage or carport area, or within the main building.
12. Private and Common Open Space.
 - a. Private Open Space. A minimum of 100 square feet per unit shall be provided as private open space for both ground floor units and units contained wholly on the second and third floors. For units wholly on the second and third floors, this open space may be provided by outdoor decks.
 - b. Common Amenity Space. A minimum of 200 square feet per unit shall be provided as common amenity open space to be made available for use by all residents and/or tenants. Common amenity space is permitted to be located within the perimeter setback area.
 - c. Private and common area may be combined for a total of 300 square feet per unit overall,

located on-site.

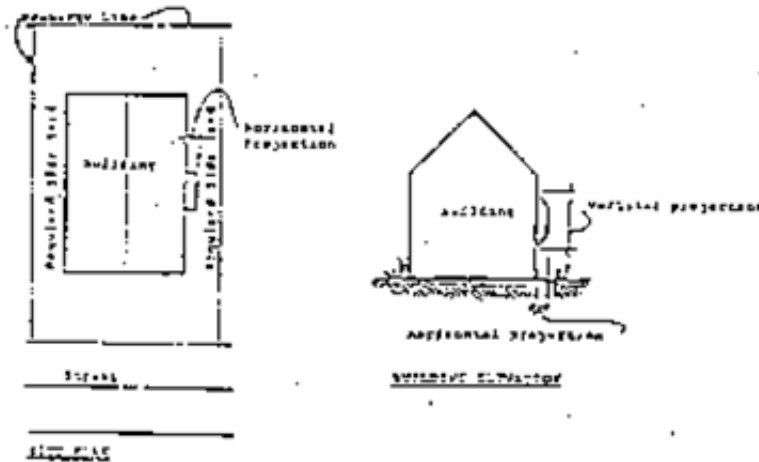
13. Project development shall comply with development standards found in Sections 30.16.010D.2, 3, 5, 6, 7, 9, 11, 12, 13, and 14. If there is a conflict between the standards of this section and subsection D, the development standards of this section supersede.

F. Accessory Structures. In all residential zones except for the R-30 Overlay zone, the following development standards related to accessory structures shall apply (refer to Chapter 30.48, Accessory Use Regulations, for additional standards related to accessory uses, location, quantity permitted, size, etc. of permitted accessory structures):

1. A detached accessory structure shall meet the setback requirements of the main building for the front and street side yard areas.
2. An accessory structure shall comply with applicable floor area ratio standards with the exception to play houses, storage sheds, and other structures that do not require a building permit.
3. A detached accessory structure may be located within a required interior side yard or rear yard setback area provided that such structure is located no closer than five feet to an interior side or rear lot line, and shall not cover more than 50% of the required interior side or rear yard.
4. A detached accessory structure shall be at least six feet from the main structure or other structures on the property with eaves not less than four feet from the main structure or other structure. A detached accessory structure shall have no projections beyond the five-foot setback established by paragraph 3 of this subsection E except for roof eaves. Roof eaves may project a maximum of two feet into the required five-foot setback.
5. Accessory structures located within a required side yard or rear yard setback area shall be limited to one story and 12 feet in height. Roofs pitched not less than 3:12 may extend an additional two feet to a maximum 14 feet, to peak of roof. Detached accessory structures that meet the main building setbacks and do not project into any required setback area may have a building height as outlined for residential structures. See subsection B6 of this section. See paragraph 10 of this subsection E for standards related to minor accessory structures.
6. Swimming pools and spas may be located within the required interior or rear yard provided they are no closer than three feet to interior side and rear lot lines. Swimming pools may occupy more than 50% of the required rear yard. Pool equipment may be located no closer than three feet to interior side, street side or rear lot lines, and shall be fully screened (i.e., landscaping or fencing) from any adjacent property. Swimming pools and spas shall comply with all fencing requirements as set forth in subsection F3 of this section.
7. Canopies and covers for patios/decks with the floor less than 30 inches above grade may extend into a required rear or interior side yard provided that portions of such structures extending into the required yard area meet the following:
 - a. The canopy, covered patio or deck shall not exceed 12 feet in height or project closer than five feet to an interior side yard lot line or closer than 10 feet at the rear lot line;
 - b. The canopy or covers for a patio/deck shall be entirely open on at least three sides except for necessary supporting columns;
 - c. The canopy shall not cover more than 50% of the required interior side or rear yard.
8. Architectural features of the primary structure, such as porches, steps, eaves, awnings, chimneys, decks, balconies, stairways, wing walls, or bay windows, window seats, fireplaces, planters, roof overhangs and other architectural projections which do not create additional livable area may project into

any front or rear yard not more than four feet. Such projections are permitted to project into any side yard area no more than that identified below:

Required Side Yard Setback	Max. Vertical Projections	Max. Horizontal Projections
5 feet	6 feet	2 feet
10 feet	8 feet	3 feet
15 feet	N/A	5 feet
20 feet	N/A	5 feet



The maximum vertical projection is the vertical height of a projection that would be permitted in the side yard setback area. The height is measured from the lowest point of the architectural feature to the highest point within the side yard setback.

9. Minor accessory structures refers to non-habitable structures such as small play houses and storage sheds that are accessory to a residential use and that are not otherwise regulated by this chapter and that are not regulated with a building permit under the [Uniform Building Code](#). Such structures may be permitted to encroach to interior side and rear property lines subject to the following limitations:

- a. Minor accessory structures may be located within the interior side yard and rear yard setback provided that a minimum of five feet is maintained for clear access between the minor accessory structure and any other structure, other than a fence, retaining wall, or similar structure.
- b. Minor accessory structures shall be limited to one story with a maximum height limit of 10 feet.
- c. Minor accessory structures shall not exceed 120 square feet of floor area or projected roof area per structure. No more than four minor accessory structures shall be allowed on any site.
- d. Accessory structures that otherwise meet the above limitations but require a permit under the Uniform Codes for plumbing, electrical, mechanical, or any other purposes shall not be considered a minor accessory structure and shall be subject to the issuance of a building permit and shall be subject to the typical setback and height standards outlined for accessory structures.
- e. When located within five feet of a side or rear property line, minor accessory structures may not cumulatively extend for more than 50% of the length of a rear property line or for more than 25% of the length of a side property line.

10. For those parcels located under the Coastal Blufftop Overlay Zone Section 30.34.020B shall apply.

G. Fences and Walls. In all residential zones, the following development standards related to fences and walls shall apply.

1. Fence Regulations. The following development standards shall apply to fences and walls.
 - a. Front Yard. In any front yard within 15 feet from the property line or road easement, a fence shall be limited to four feet in height, but may be constructed to a maximum of six feet provided that the top two feet of the fence is of material being at least 50% open which provides for visibility through that portion of the fence, except as provided herein and in subsections D, E and F of this section.
 - b. Street Side, Interior Side and Rear Yard. In any street side yard, interior side yard or rear yard, a fence shall be limited to six feet in height, except as provided herein and in subsections D, E and F of this section.
 - c. Street Corner, Sight Distance. Within 15 feet of an intersection of two streets or a private easement providing vehicular access to two or more primary dwelling units, a fence may not exceed four feet. A greater setback may be required by the Development Services Director if the proposed wall or fence is determined to be in an unsafe location.
2. Noise Attenuation Wall. A six-foot solid wall may be approved in any required setback upon review of a noise study prepared by a recognized acoustical engineer demonstrating the need for a noise attenuation wall and, if required by the Development Services Director, an analysis of adjacent road intersection demonstrates that adequate sight distance is maintained.

The residential fence standards contained in paragraphs 1 and 2 of this subsection G are summarized as follows:

Maximum Fence Height

FRONT	STREET	STREET CORNER	INTERIOR SIDE REAR
4 feet solid + 2 feet 50% open	6 feet solid	4 feet solid	6 feet solid
6 feet solid w/15-foot setback	4 feet w/15 feet from corner	6 feet solid w/15-foot setback	

3. Pool Fencing Requirements. A minimum five-foot fence with self-latching gate shall be provided to enclose all pools and spas as set forth in the City Building Code.
4. Temporary Fence Materials. Fiberglass sheeting, bamboo sheeting, or other similar temporary material shall not be permitted as a fencing material on street yard frontages.
5. Tennis Court Fencing. Fences surrounding tennis courts may be located within an interior side yard or rear yard provided that the fence is located no closer than five feet to an interior side or rear lot line and said fence does not exceed 12 feet in height.
6. Barbed Wire and Electrical Fencing. Barbed wire and electrical fencing are prohibited in all residential zones, except for the following:
 - a. Barbed wire is permitted for agricultural uses only.
 - b. High voltage electrical fencing is permitted for containment of large animals subject to the following regulations:
 - i. Electrical fencing may be maintained on the property line at a maximum of six feet in height. When the electrical fence is adjacent to a public road or access easement, the electrical

fence shall be located on the inside of a nonelectrical fence.

ii. Permits shall be obtained from the Building Department unless exempt. UL (Underwriters Laboratory) approved and other recognized agencies approved electrical fencing is exempt from permits.

iii. Appropriate signage shall be posted to give notice of the electrical fencing.

(Ord. 89-41; Ord. 90-16; Ord. 92-21; Ord. 92-30; Ord. 93-14; Ord. 93-18; Ord. 94-02; Ord. 94-11; Ord. 97-17; Ord. 2003-08; Ord. 2003-10; Ord. 2005-03; Ord. 2006-06; Ord. 2010-13; Ord. 2014-12; Ord. 2015-01; Ord. 2016-08; Ord. 2017-03; Ord. 2019-04)

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