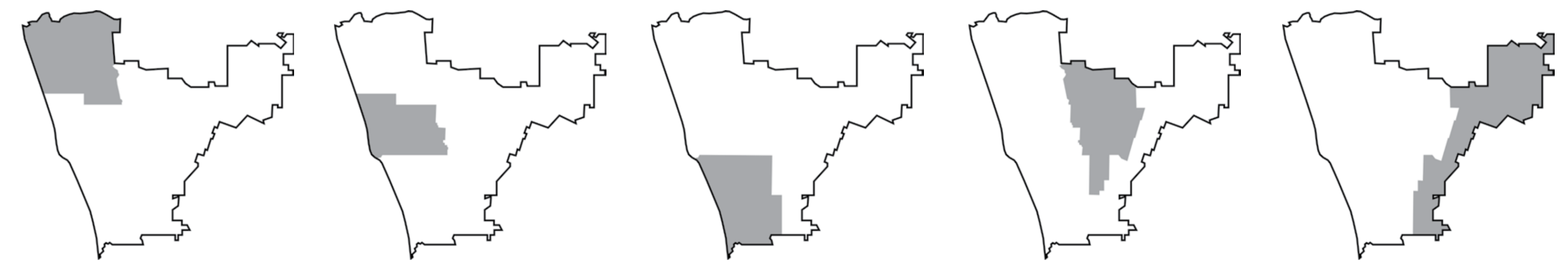


3A IMPLEMENT

HOW THE HOUSING SITES WILL BE REGULATED



WHAT DOES ZONING DO?

Zoning defines how a property may be used and developed. It defines where a building may be placed on a lot and which uses are allowed. It also regulates building size, parking and open space requirements.

Each individual property in the city is assigned to a “zoning district.” These seek to encourage compatible uses and building forms to be co-located. Zoning provides predictability for property owners to know what is allowed for their property and their neighbors.

Cities use zoning as a way to guide future growth and development and as a means for establishing common rules that all properties must follow.

ZONING APPLIES TO:

- Densities (state housing law and RHNA)
- Lot area and coverage
- Building placement
- Parking and access
- Open space
- Building height and articulation
- Transparency
- Building entrances
- Allowable uses, conditional uses, and prohibited uses



Zoning provides adequate private and common open space for residential uses.



Zoning promotes certain industries and businesses.



Zoning encourages housing diversity.



Zoning provides adequate parking for properties, depending on their use.



Zoning protects the character of an area.

HOW WOULD A FLOATING ZONE WORK?

The “Floating Zone” concept is new for Encinitas: A set of new zones would be created for properties, but the zones would not be effective until a property owner elects to do so. They are in essence a set of pre-approved zone changes that “float” above the existing base zoning of designated properties, until they are activated when and if the property owner decides to do so. The floating zones expand a property owner’s options for development, in terms of land use, height and density.

AFTER PUBLIC VOTE:

ABUTTING ZONES

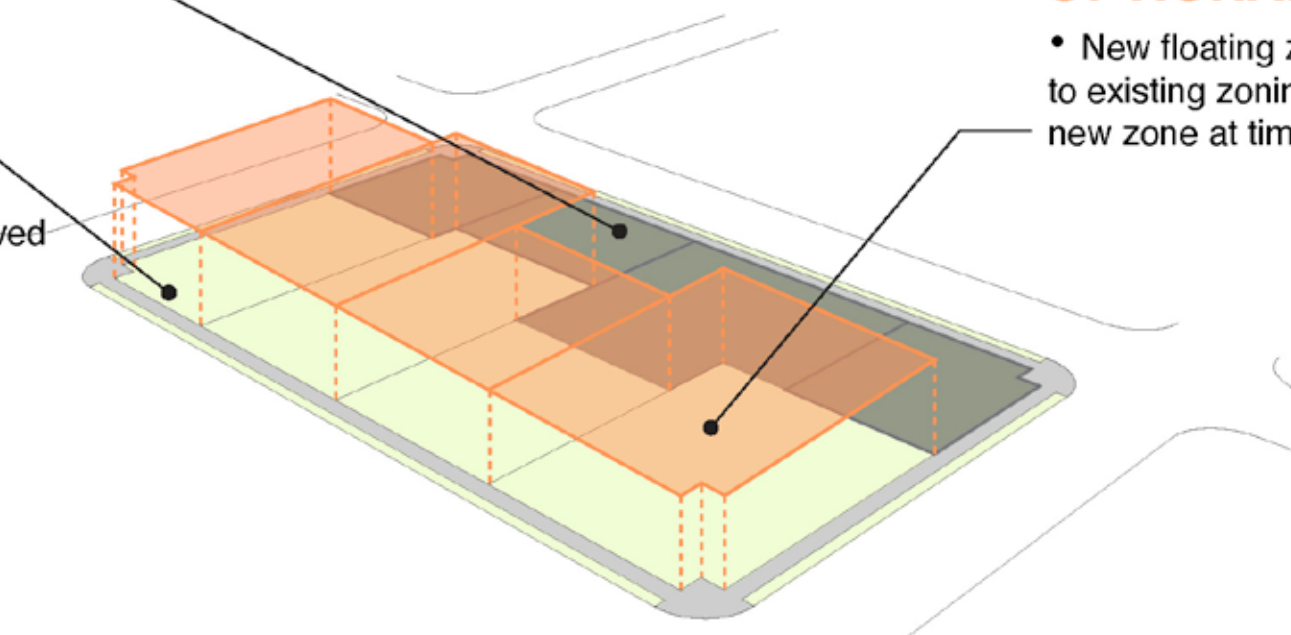
- Not eligible for Floating Zone
- Current zoning remains

ELIGIBLE PARCELS

- Existing zoning remains in place, until owner(s) opt to activate pre-approved zone change (Floating Zone)
- Existing zoning still applies until property is improved.

OPTIONAL FLOATING ZONE

- New floating zone rules applicable in addition to existing zoning, allowing owner to opt into new zone at time of redevelopment/improvement



WHEN PROPERTY REDEVELOPS:

ABUTTING ZONES

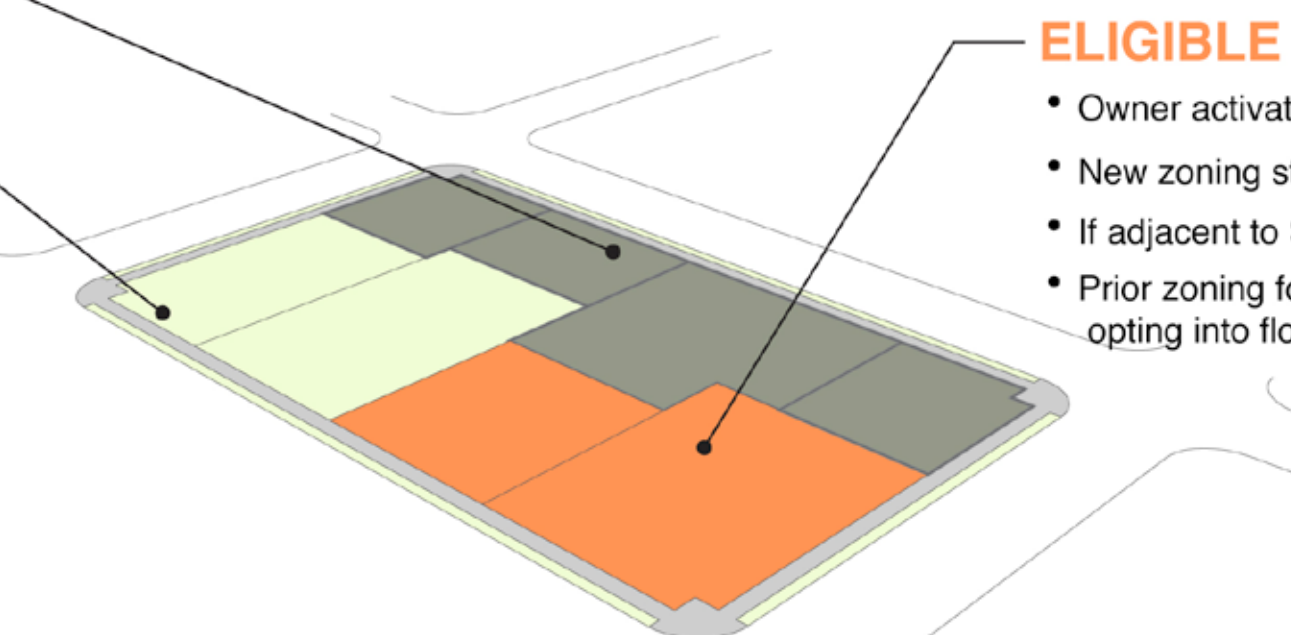
- Current zoning remains

ELIGIBLE PARCELS

- Properties remain under existing zoning because either:
A) Owner opted to redevelop under current zoning; or
B) Property has not been updated yet

ELIGIBLE PARCELS OPT IN

- Owner activates pre-approved floating zone
- New zoning standards and design guidelines apply
- If adjacent to SF zone, transition standards apply
- Prior zoning for the property is terminated upon opting into floating zone

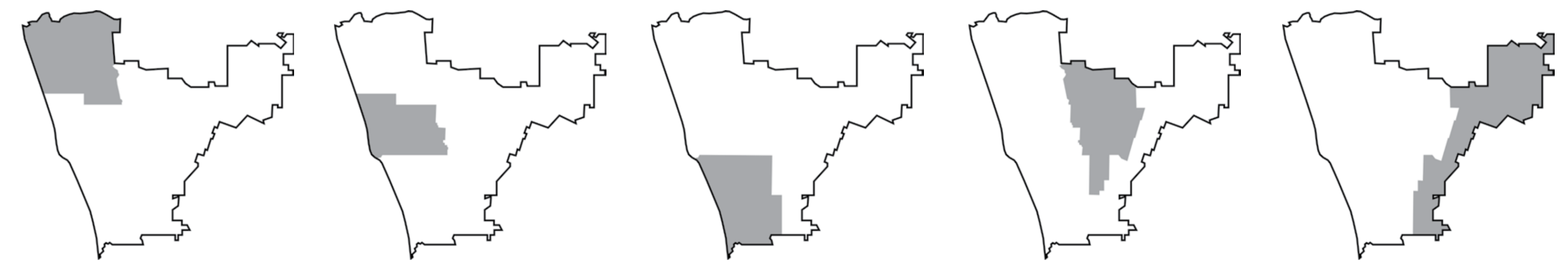


WHY IS A FLOATING ZONE NECESSARY?

Floating zones are necessary to allow for development and land use standards that accommodate needed new housing. These new zones will also allow the City to more effectively guide quality development and design, which is compatible with existing community character. These zones give a property owner a choice whether to opt into the housing plan, or forgo doing so and retain their existing zoning rights.

3B IMPLEMENT

ELEMENTS THAT ARE REGULATED



WHAT WOULD THE NEW ZONES REGULATE?

OPEN SPACE

INTENT: To support Encinitas' **outdoor lifestyle** and quality of life.

ZONING: The new zones require a certain amount of **private open space** (for individual units) as well as **common open space** for multiple units in a development to share.

PARKING

INTENT: To **provide sufficient parking** for new uses without over-parking, which can degrade the quality of the built environment and take up valuable land for other uses.

ZONING: Sets minimum and maximum parking requirements that must be provided on a development site, **based on the uses** within the building and the **distance to transit**.

BUILDING HEIGHT

INTENT: To meet required RHNA densities while **maintaining the low-scale** development patterns of Encinitas.

ZONING: Establishes maximum building heights (in feet) within a development based on the building type. In addition, a maximum percentage of a development that can be 3-stories is established in order to ensure a mixture of 2- and 3-story buildings.

BUILD-TO RANGE

INTENT: To encourage buildings to **address and animate** primary and side streets.

ZONING: Establishes a dimension range, starting at the property line parallel to the street, where a **certain percentage of the building facade must be located**. The "build-to range" **varies based on context and street type**.



TRANSITIONS

INTENT: To assure that new infill is compatible with neighboring properties, especially in established single family neighborhoods.

ZONING: Establishes a variety of "**transition standards**" based on the context of the individual project. Solutions include:

- Landscape buffering or appropriate fencing
- Lower height restrictions close to a single family zone
- Low-scale residential building types adjacent to single family.

DENSITY

INTENT: To meet RHNA's state housing law compliance for affordability and to promote a variety of new housing choices for Encinitas residents.

ZONING: Establishes a **minimum density** to ensure that each project meets affordability requirements as well as a **maximum density** to ensure that Encinitas remains a community of modestly-scaled development.

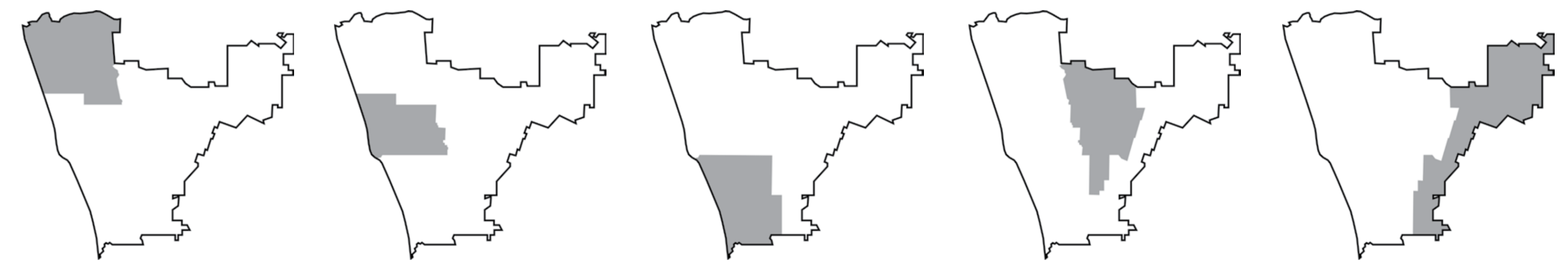
STREET ORIENTATION

INTENT: To encourage a lively and **pedestrian-friendly street edge** that adds interest and promotes a sense of safety.

ZONING: Establishes requirements for windows and entrances facing the street as well as variation in massing to **promote a sense of human scale**.

3^C IMPLEMENT

HOW THE NEW CODE CONSIDERS CONTEXT



LEVELS OF ZONING

R, X, S

30

M, N, V

PERMITTED USES

The new zone districts include a letter associated with the permitted uses. If an area is determined to be purely residential (no commercial), then the letter “R” is associated with that site. If a mixture of uses is permitted, then the letter “X” is associated with that site. If a shopfront is required, then the letter “S” is associated with that site.

DENSITY

For the purposes of the new floating zones, a maximum density of 30 dwelling units per acre is permitted. Therefore, each new zone district includes “30” after the permitted use category.

CONTEXT

There are three primary contextual considerations, based on the existing or preferred location and surrounding character. These letters correspond to the primary “community character” contexts established in the first Community Dialogue Sessions:

- “M” for Main Street
- “N” for Neighborhood Center
- “V” for Village Center.

X30-M & S30-M



Mixed use developments in context “M” will activate the street with storefronts and cafe seating.

X30-N & S30-N



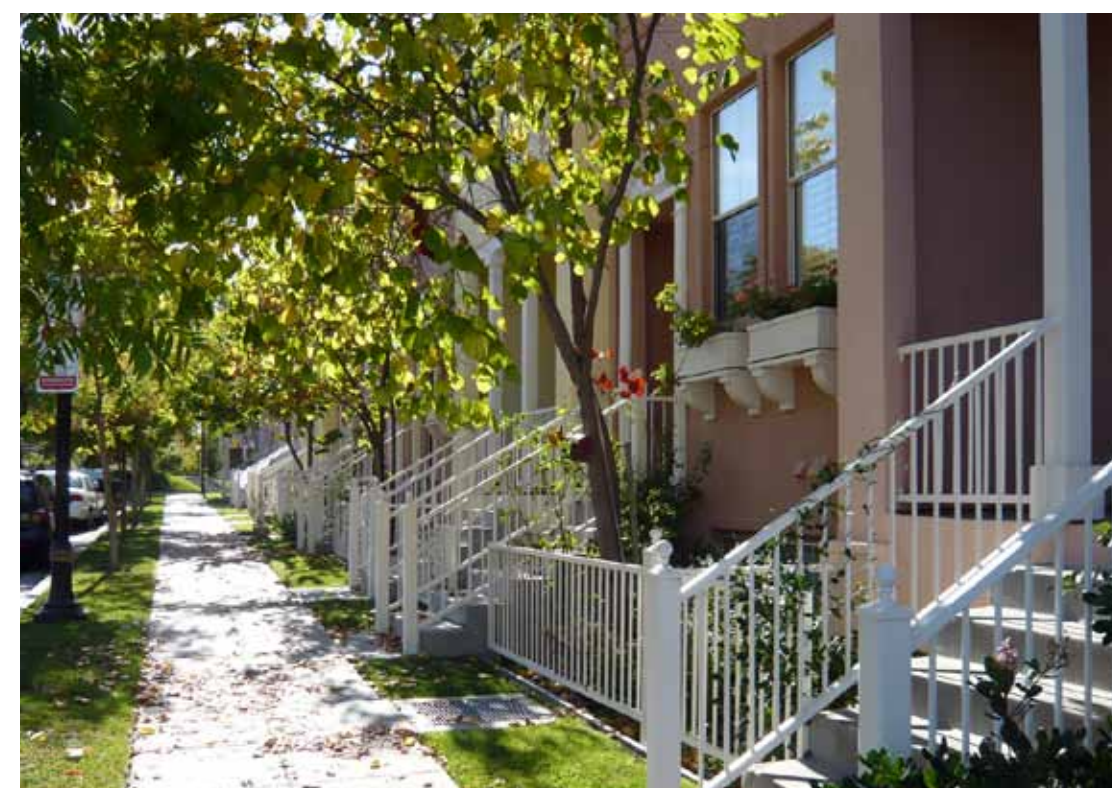
Mixed use developments in context “N” will provide neighborhood services and add vitality to existing neighborhoods.

X30-V & S30-V



Mixed use developments in context “V” will provide more variation in building facades, but still create interesting spaces and connections to outdoors.

R30-M



Residential developments in context “M” will be located near the street edge with welcoming ground floor entries.

R30-N



Residential developments in context “N” will add housing variety to established neighborhoods.

R30-V

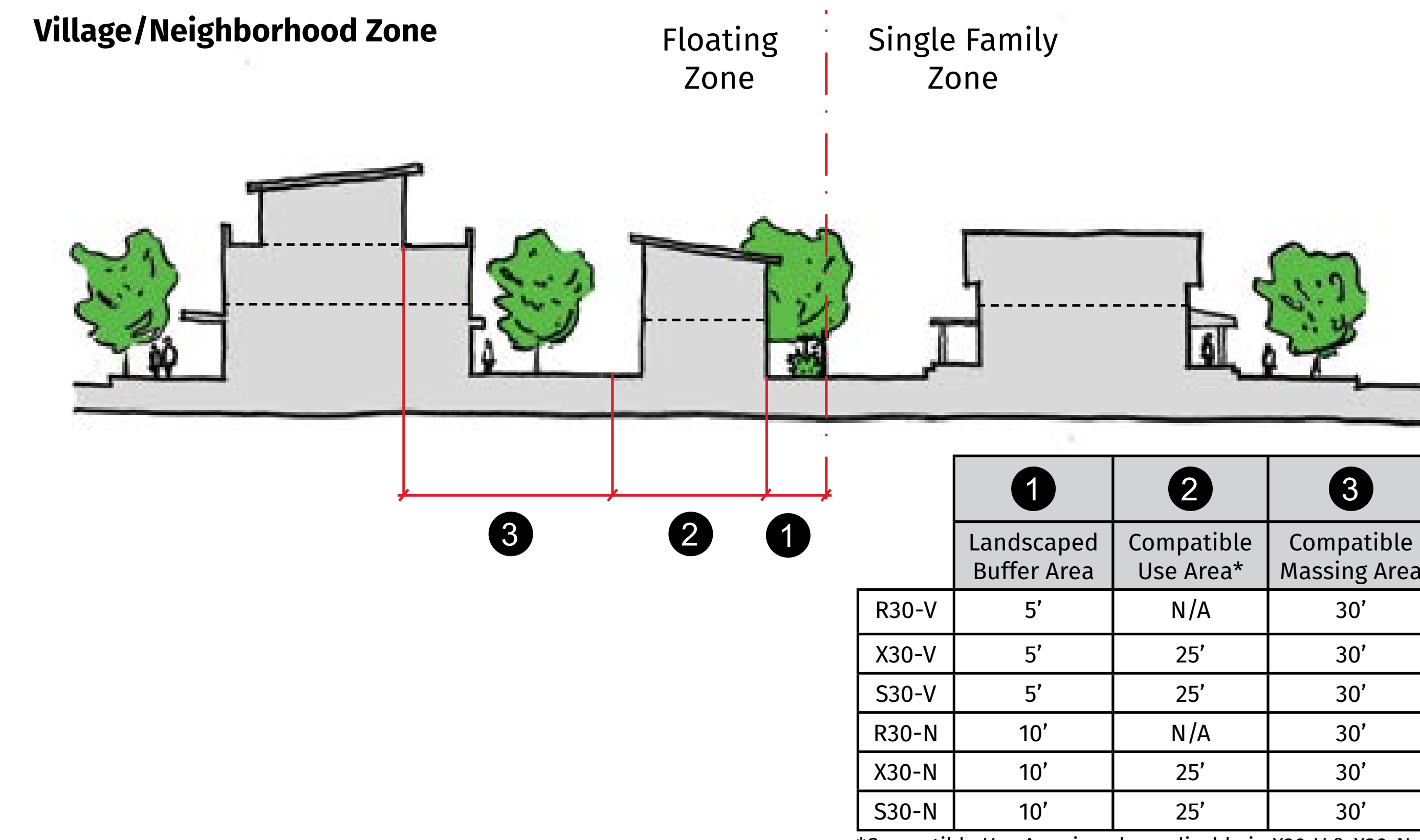
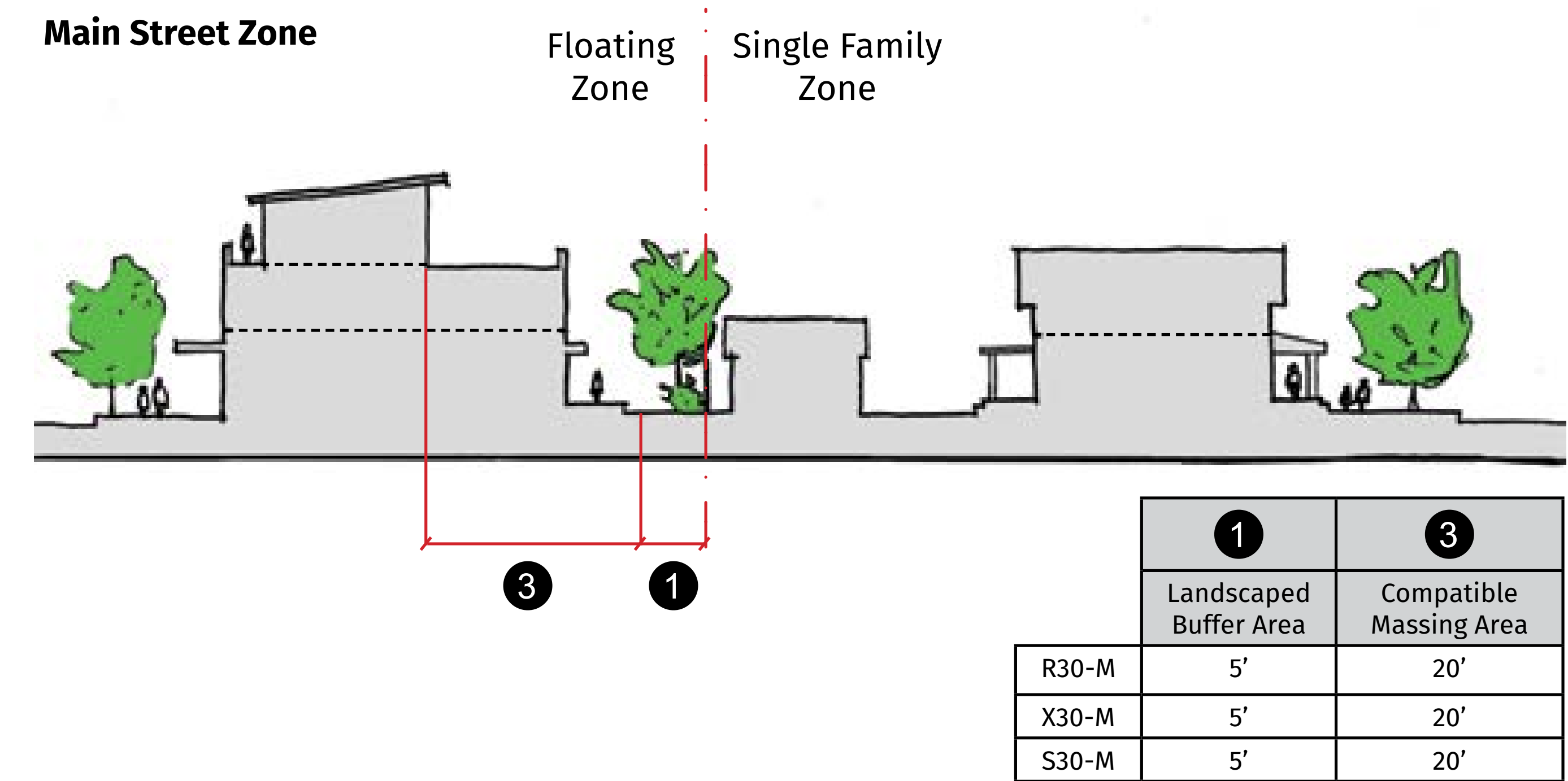


Residential developments in context “V” will respond to the village-like character with smaller-scale buildings and charm.

TRANSITIONS TO SINGLE FAMILY ZONES

TRANSITIONS

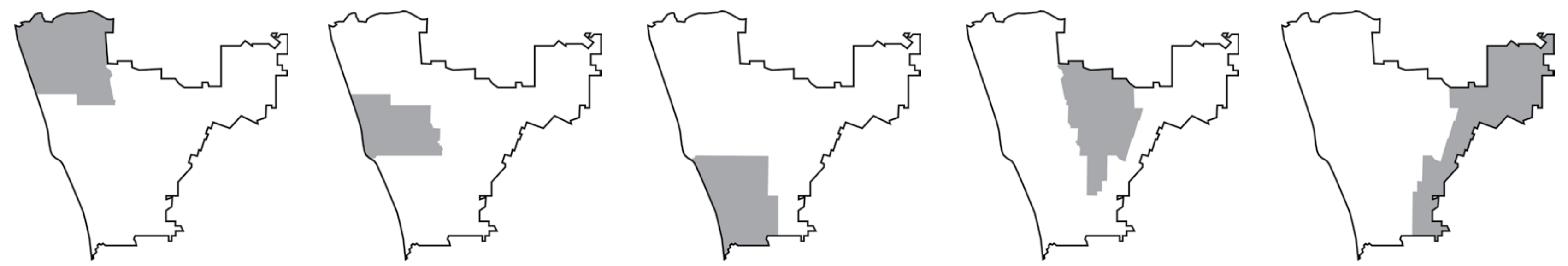
A primary objective of the new zone districts is to preserve existing single family neighborhoods that are located adjacent to the new floating zones. For this reason, each new development must respect and sensitively transition in use and character when abutting single family residential zone districts. A variety of transition solutions are accepted, depending on the overall context and lot size. Where redevelopment lots are constricted in lot size, landscaping or fencing are acceptable options. Where more land is available, increased setbacks and lower building height restrictions also apply to the higher intensity zone district.



*Compatible Use Area is only applicable in X30-V & X30-N

3D IMPLEMENTATION

HOW TO USE THE NEW ZONING STANDARDS



USER-FRIENDLY DOCUMENT AND PROCESS

The new “codelet” is designed to be user-friendly and encourage a more efficient process. The code is highly graphic, using 3D models and tables and charts to provide information in a concise and easy-to-understand format. Housing prototypes are identified as appropriate building forms in the S30-, X30-, and R30 zones and a matrix shows where each prototype is permitted. A new use chart also condenses allowed uses into an easy-to-read chart. Furthermore, definitions and explanations of particular terms are provided in the “Measurements and Exceptions” chapter. Some example pages are shown below.

CONTEXT-SENSITIVE STANDARDS

The new “codelet” provides zoning standards for various contexts that appear throughout the city in order for new development to “fit in” depending on where the site is located and the surrounding context and uses. They are: Neighborhood Center, Main Street, and Village Center. They were derived through the Housing Element Update process.

30.36.020. Housing Prototypes

The section provides standards for six housing prototypes. Mixed Use Residential, Apartment, Flat, Carriage house, Townhome and Duplex provide an assortment of potential housing prototypes that are compatible with existing development. Standards for each housing prototype supplement the standards for each zone that the each housing prototype is allowed in. Also, only certain housing prototypes are allowed in a designated Transition Area 2 (see Sec. 30.36.060).

	Neighborhood Center	Village Center	Main Street	Transition Area 2					
	S30-N	X30-N	R30-N	S30-V	X30-V	R30-V	S30-M	X30-M	R30-M
Mixed Use Residential	■	■	■	■	■	■	■	■	■
Apartment	■	■	■	■	■	■	■	■	■
Flat	■	■	■	■	■	■	■	■	■
Carriage House	■	■	■	■	■	■	■	■	■
Townhome	■	■	■	■	■	■	■	■	■
Duplex	■	■	■	■	■	■	■	■	■

Key: ■ = Housing prototype allowed -- = Housing prototype not allowed

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Use Category	Shopfront	Mixed Use	Residential	Supplemental						
Specific Use	S30-N	S30-V	S30-M	X30-N	X30-V	X30-M	R30-N	R30-V	R30-M	
Residential Uses										
Household Living										
Dwelling unit, one-family	---	---	---	---	---	---	---	---	---	
Dwelling unit, two-family	---	---	P	P	P	P	P	P	P	
Dwelling unit, three-family	---	---	P	P	P	P	P	P	P	
Dwelling unit, multi-family	P	P	P	P	P	P	P	P	P	
Dwelling unit, accessory	---	---	P	P	P	P	P	P	P	
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	
Mobile home park	---	---	---	---	---	---	---	---	---	
Mobile home (including dwelling unit)	---	---	---	---	---	---	---	---	---	
Group Living										
Convent, monastery	P	P	P	P	P	P	P	P	P	
Group residential	P	P	P	P	P	P	P	P	P	
Emergency residential shelter	P	P	P	P	P	P	P	P	P	
Residential care, limited (up to 6 people)	P	P	P	P	P	P	P	P	P	
Residential care, general (7+ people)	P	P	P	P	P	P	P	P	P	
Public and institutional Uses										
Civic, except as listed below:										
Conservatory of music	P	P	P	P	P	P	P	P	P	
Educational institution, private	C	C	C	C	C	C	C	C	C	
Post office	P	P	P	P	P	P	P	P	P	
Schools, K-12, private	C	C	C	C	C	C	C	C	C	
Parks and Open Space, except as listed below:										
Golf course	C	C	C	C	C	C	C	C	C	
Utilities										
Minor utilities	P	P	P	P	P	P	P	P	P	
Major utilities	C	C	C	C	C	C	C	C	C	
Wireless Communication										

Use Category	Shopfront	Mixed Use	Residential	Supplemental						
Specific Use	S30-N	S30-V	S30-M	X30-N	X30-V	X30-M	R30-N	R30-V	R30-M	
Commercial Uses										
Day Care										
Family day care home, small (Up to 6 people)	P	P	P	P	P	P	P	P	P	
Family day care home, large (7 to 12 people)	P	P	P	P	P	P	P	P	P	
Day care center (13+ people)	P	P	P	P	P	P	P	P	P	
Indoor Recreation										
Medical office	P	P	P	P	P	P	P	P	P	
Clinic	P	P	P	P	P	P	P	P	P	
Outdoor Recreation										
Overnight Lodging	P	P	P	P	P	P	P	P	P	
Parking	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	
Passenger Terminal	C	C	C	C	C	C	C	C	C	
Personal Service, except as listed below:										
Animal care, indoor	P	P	P	P	P	P	P	P	P	
Animal care, outdoor	---	---	---	---	---	---	---	---	---	
Restaurants, except as listed below:										
Bar/cocktail lounge	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	
Restaurant with drive through	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	
Restaurant, club with alcohol sales, bierpub	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	
Retail, except as listed below:										
Alcoholic beverage sales-off premises	C	C	C	C	C	C	C	C	C	
Surf shop with manufacturing	C	C	C	C	C	C	C	C	C	
Vehicle Sales and Rental										
Minor vehicle sales and rental	P	P	P	P	P	P	P	P	P	

Use Category	Shopfront	Mixed Use	Residential	Supplemental						
Specific Use	S30-N	S30-V	S30-M	X30-N	X30-V	X30-M	R30-N	R30-V	R30-M	
Industrial Uses										
Heavy Industrial	---	---	---	---	---	---	---	---	---	
Light Industrial/Manufacturing	C	C	C	C	C	C	C	C	C	
Research and Development	P	P	P	P	P	P	P	P	P	
Resource Extraction	---	---	---	---	---	---	---	---	---	
Warehouse, Storage and Distribution	---	---	---	---	---	---	---	---	---	
Waste Related Service	---	---	---	---	---	---	---	---	---	
Open Uses										
Agriculture, except as listed below:										
Community garden	P	P	P	P	P	P	P	P	P	
Horsery	P	P	P	P	P	P	P	P	P	
Winery	C	C	C	C	C	C	C	C	C	

P = Permitted, C = Major Use Permit Required, Ch = Minor Use Permit Required, * = Subject to additional standards, -- = Not Permitted

30.36.020 Neighborhood Center

Summary

Intent

The Neighborhood Center areas appear in the Central Town Center area as well as commercial areas in Encinitas. Other City, State or Federal rules apply where the "other rules" section is used. The Neighborhood Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Neighborhood Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Neighborhood Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses.

Development Standards

Category	Standard
Density	Min density: 20 units/acre; Max density: 30 units/acre
Site Area	20,000 SF min
Building Coverage	30% max
Useable Open Space	10% min of total area of all uses
Height	30 ft max
Side and Rear Building Setbacks	5 ft min
Parking	10 spaces/100 SF of floor area

B. Mixed Use Neighborhood (X30-N)

Summary

Intent

The Mixed Use Neighborhood areas appear in the Central Town Center area as well as commercial areas in Encinitas. Other City, State or Federal rules apply where the "other rules" section is used. The Mixed Use Neighborhood areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Mixed Use Neighborhood areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Mixed Use Neighborhood areas are intended to be used for a variety of uses, including residential, commercial, and public uses.

Development Standards

Category	Standard
Density	Min density: 20 units/acre; Max density: 30 units/acre
Site Area	20,000 SF min
Building Coverage	30% max
Useable Open Space	10% min of total area of all uses
Height	30 ft max
Side and Rear Building Setbacks	5 ft min
Parking	10 spaces/100 SF of floor area

30.36.020 Village Center

Summary

Intent

The Village Center areas appear in the Central Town Center area as well as commercial areas in Encinitas. Other City, State or Federal rules apply where the "other rules" section is used. The Village Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Village Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Village Center areas are intended to be used for a variety of uses, including residential, commercial, and public uses.

Development Standards

Category	Standard
Density	Min density: 20 units/acre; Max density: 30 units/acre
Site Area	20,000 SF min
Building Coverage	30% max
Useable Open Space	10% min of total area of all uses
Height	30 ft max
Side and Rear Building Setbacks	5 ft min
Parking	10 spaces/100 SF of floor area

C. Residential Village (R30-V)

Summary

Intent

The Residential Village areas appear in the Central Town Center area as well as commercial areas in Encinitas. Other City, State or Federal rules apply where the "other rules" section is used. The Residential Village areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Residential Village areas are intended to be used for a variety of uses, including residential, commercial, and public uses. The Residential Village areas are intended to be used for a variety of uses, including residential, commercial, and public uses.

Development Standards

Category	Standard
Density	Min density: 20 units/acre; Max density: 30 units/acre
Site Area	20,000 SF min
Building Coverage	30% max
Useable Open Space	10% min of total area of all uses
Height	30 ft max
Side and Rear Building Setbacks	5 ft min
Parking	10 spaces/100 SF of floor area

30.36.020 Measurements and Exceptions

A. Blank Wall Area

B. Build-To Range

C. Ground Floor Elevation

D. Height Encroachments

E. Parking Setbacks

CONNECT BETWEEN CODE & GUIDELINES:

The new “codelet” and design guidelines document were created in tandem and are designed to work together. Each document references the other so the correlation is apparent. While satisfying the standards in the new zone districts is mandatory and should be considered first and foremost when developing a property under the new floating zones, the design guidelines document should also be referenced early-on in a project in order to recognize design implications or solutions that the guidelines may impose. Both documents provide a context-sensitive approach to new housing infill design within the City of Encinitas and have taken into consideration multiple comments and concerns from the community.