



**CITY OF ENCINITAS**  
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# ZONING DESIGNATIONS

The City of Encinitas, like all cities in California, has zoning designations which classify, designate, and regulate the use of land, buildings, and structures. The primary goal of zoning is to provide for orderly and balanced development while minimizing conflicts between land uses. Listed below are summaries of zoning designations which will assist you in generally determining the appropriate use permitted within a zoning classification. For information regarding a particular parcel, please try our e-zoning application on our website at <http://www.encinitasca.gov>. If you would like further information please contact Development Services Department staff at 633-2710.

In addition to the basic city-wide zoning classifications, there are additional *overlay zones* which serve to indicate the presence of special physical or other types of planning-related characteristics. One type of overlay zone is **SP**, which indicates those areas where a Specific Plan is to be prepared. The City has adopted Specific Plans for **Downtown Encinitas** (bounded by the Pacific Ocean on the west, B Street on the north, Cornish Drive on the east, and K Street on the south), **North Coast Highway 101 Corridor** (North Coast Highway 101 & Vulcan Avenue, between La Costa Avenue & Encinitas Blvd.), **Encinitas Ranch** (853 acres generally located one mile south of La Costa Avenue, one mile north of Encinitas Boulevard between I-5 and El Camino Real), and the **Home Depot** site (at the southeast corner of North El Camino Real and Olivenhain Road). Each Specific Plan has zoning designations that “tailor” planned land uses to those areas. For a complete description of allowed uses within a Specific Plan area, consult the individual adopted plans or contact Development Services Department staff.

## **A. RESIDENTIAL ZONES**

**RR** (Rural Residential): Permits very low density single-family detached residential units on larger lots ranging in size from two (2) to eight (8) net acres with maximum densities of .125 to .5 units per net acre for compatibility with the more rural areas of the City.

**RR-1** (Rural Residential 1): Permits low density single-family detached residential units with minimum lot sizes of one (1) net acre and maximum densities of 1.0 unit per net acre for rural area compatibility.

**RR-2** (Rural Residential 2): Permits low density single-family detached residential units with minimum lot sizes of 21,500 net square feet and maximum densities of 2.0 units per net acre, as a transition from the rural to the more suburban areas within the City.

**R-3** (Residential 3): Permits single-family detached residential units with minimum lot sizes of 14,500 net square feet and maximum densities of 3.0 units per net acre, as a rural to suburban transition.

**R-5** (Residential 5): Permits lower density suburban development consisting of single-family detached units with minimum lot sizes of 8,700 net square feet and maximum densities of 5.0 units per net acre.

**R-8** (Residential 8): Permits suburban single-family detached residential units with minimum lot sizes of 5,400 net square feet and maximum densities of 8.0 units per net acre.

**RS-11** (Residential RS-11): Permits single family detached residential units with minimum lot sizes of 3,950 net square feet and maximum densities of 11.0 units per net acre.

**R-11** (Residential 11): Permits a variety of residential development types found within the coastal areas, ranging from single-family detached units to single-family attached units, such as condominiums, townhouses, and senior housing. The minimum lot size is 3,950 net square feet and the maximum density is 11 units per net acre.

**R-15** (Residential 15): Permits higher density residential development within the coastal areas including single-family units (attached and detached), duplex units, and senior housing, with a maximum density of 15 units per net acre.

**R-20** (Residential 20): Permits compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 20 units per net acre.

**R-25** (Residential 25): Permits compatible high density multiple-family residential development including apartments, condominiums, and senior housing, with a maximum density of 25 units per net acre.

**MHP** (Mobile Home Park): Permits exclusively for mobile home park development with a maximum density of 11 units per net acre for new or redeveloped parks.

## **B. COMMERCIAL ZONES**

**OP** (Office Professional): Permits development of professional and administrative offices, with some accessory retail and service uses.

**LC/L-LC** ([Limited] Local Commercial): LC permits shopping center and retail uses which serve local residents of the community, while maintaining compatibility with a residential environment. L-LC permits limited commercial uses conveniently located to serve the neighborhood while maintaining compatibility with a residential environment.

**GC** (General Commercial): Permits a wide range of commercial activities, including retailing, wholesaling, and service uses, to accommodate City-wide or regional needs.

**VSC/L-VSC** ([Limited] Visitor-Serving Commercial): VSC permits commercial activities which are specifically intended to serve the needs of persons visiting the City for business and recreational purposes. L-VSC designation limits uses to hotel/motel as well as specific ancillary uses.

## **C. LIGHT INDUSTRIAL ZONES**

**LI** (Light Industrial): Permits light industrial and heavier commercial/service uses that can meet high development and performance standards; limited retailing can occur in conjunction with allowable uses.

**BP** (Business Park): Permits modern light industrial, research and development, and administrative facilities subject to stringent development and performance standards.

## **D. PUBLIC/SEMI-PUBLIC ZONES**

**P/SP** (Public/Semi-Public): Permits activities operated by the City, County, or other governmental agencies such as the fire district, school districts, water districts, and sewer districts; other semi-public uses, such as hospitals and other private institutions may also be included.

### **E. OPEN SPACE ZONE**

**ER/OS/P** (Ecological Resource/Open Space/Parks): Provide for land that is ecologically significant and has been set aside for preservation as open space, or land that has been set aside for the public's use as active and passive recreational areas; no private development may occur within this zone.

### **F. SPECIAL PURPOSE OVERLAY ZONES**

The following overlay designations serve to indicate the presence of special physical or other types of planning-related characteristics for certain properties.

**SP** (Specific Plan Overlay): Permits comprehensive and systematic development of important properties in the City through adoption and implementation of a specific plan as described in Section 65450 et seq. of the California Government Code. Refer to individual specific plan documents for zoning information within a particular specific plan area.

**CBO** (Coastal Bluff Overlay): Provides recognition of the bluff areas as dynamic land-ocean interfaces that are subject to change as a result of natural and man-made factors, and which must be considered as a constraint to development.

**H/IBO** (Hillside/Inland Bluff Overlay): Provides recognition of hillside and inland bluff areas as sensitive natural features which represent significant constraints to development.

**FPO** (Floodplain Overlay): Provides recognition of major drainage courses as important constraints to both development and transport, requiring special consideration.

**C/NRO** (Cultural/Natural Resources Overlay): Provides recognition of areas containing important man-made cultural and historic resources, and ecologically sensitive plant and animal habitats, as constraints to development.

**AGO** (Agricultural Overlay): Provides recognition of prime agricultural areas as important resources whose productivity and viability may be impacted by surrounding development.

**PFO** (Public Facilities Overlay): Identifies the general areas where public uses and facilities such as schools, fire and police stations, parks, and others will need to be located in the future.

**SVC** (Scenic/Visual Corridor Overlay): Identifies those areas where significant aesthetic and visual resources are present.