



**ZONING SUMMARY - RESIDENTIAL**  
**CITY OF ENCINITAS**  
**PLANNING AND BUILDING DEPARTMENT**

505 South Vulcan Avenue  
 Encinitas CA 92024  
 (760) 633-2710

◆◆◆ Refer to Encinitas Municipal Code Chapter 30.16 for complete regulations ◆◆◆

ZONE REQUIREMENTS	RR	RR-1	RR-2	R-3	R-5	R-8	RS-11/R-11	R-15	R-20	R-25	MHP
DENSITY (DU/ACRE) <b>(Note 1)</b>	0.125 0.26-0.50	1.0	2.0	3.0	5.0	8.0	11.0	15.0	20.0	25.0	11.0
MIDRANGE DENSITY (See 30.16.010 B1 & B2) <b>(Note 1)</b>	0.125 0.38	0.75	1.5	2.5	4.0	6.5	9.5	13.0	17.5	22.5	9.5
NET LOT AREA <b>(Note 1)</b>	2, 4, or 8 acres	1.0 ac	21,500 SF	14,500 SF	8,700 SF	5,400 SF	3,950 SF	20,000 SF	20,000 SF	20,000 SF	
LOT WIDTH (ft.)	110	110	100	80	70	60	40	100	100	100	
CUL-DE-SAC LOT WIDTH (ft.)	30 at front setback	30 at front setback	30 at front setback								
PANHANDLE WIDTH ON A FLAG LOT (ft.)	20	20	20	20	20	20	20				
LOT DEPTH (ft.)	150	150	150	100	100	90	90	150	150	150	
FRONT YARD SETBACK (ft.)	30	30	30	25	25	25	20 <b>(Note 2)</b>	20	20	20	
SIDE YARD SETBACK (ft.) Interior Side <b>(Note 3)</b>	15/15	15/15	10/10	10/10	10/10	5/10	(RS-11) 5/5 (R-11) 5/0 or 5 <b>(Note 4)</b>	15/15	15/15	5/15	
Interior Side (Substandard Lot)								5/5	5/5	5/5	
SIDE YARD SETBACK (ft.) Street Side Street Side (Substandard Lot)	20	15	15	10	10	10	10	20 10	20 10	20 10	
REAR YARD SETBACK (ft.) WITH ALLEY	25	25	25	25	25	25	20	15 20	15 20	15 20	
LOT COVERAGE	35%	35%	35%	35%	35%	40%	40%	40%	40%	40%	
FLOOR AREA RATIO Standard Lot Substandard Lot <b>(Note 5)</b>					0.6	0.6	0.6 0.5				

**Note 1:** Density and zoning for RR zone vary dependent on flood plain and slope. **Note 2:** May be reduced for substandard lot with alley access - see Sections 30.16.010 C4 and D10. **Note 3:** See Section 30.16.010 B9. **Note 4:** 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 side yard setback where the two units have common walls. **Note 5:** Substandard lot refers to a lot that does not meet the standards for lot area.