

# Generalized Solana Beach Zoning Matrix Summary

(See Official Text for Complete Details)

Zone	Floor Area Ratio <sup>1</sup>	Setbacks from Ultimate Property Line <sup>2</sup>				Building Height	Minimum Lot Dimensions (Applicable for Boundary Adjustment/Subdivisions)				Depth	
		Front <sup>17,20</sup>	Side	Street Side <sup>20</sup>	Rear <sup>19</sup>		Min. Area	St. Frontage	Width (In.)	Width (Corner)		
ER1	Estate 1 du/acre	.d for first	35	15	10	50	25	40,000	100	100	105	150
ER2	Estate 2 du/acre	5,000 s.f.; plus	25	10	10	40	25	20,000	80	80	85	150
LR	Low Residential 3 du/acre	3 for 5,000 s.q. <sup>-</sup>	25	10/5 <sup>3</sup>	10	25	25	14,000	65	65	70	100
LMR	Low Medium Resid. 4 du/acre	20,000 s.f.; plus	25	10/5 <sup>3</sup>	10	25	25	10,000	60	60	65	100
MR	Medium Residential 5-7 du/acre	.15 for >20,000 s.q.	25 <sup>18</sup>	10/5 <sup>3</sup>	10	25	25	6,000/5,000 <sup>4</sup>	60/50 <sup>4</sup>	60/50 <sup>4</sup>	65/55 <sup>4</sup>	100
MHR	Medium High Resid. 8-12 du/acre	.75	25	10/5 <sup>3</sup>	10	25	25 <sup>5</sup>	5,000	50	50	55	100
HR	High Residential 13-20 du/acre	.75	25	5	10	25	25 <sup>5</sup>	10,000	60	60	65	100
SC	Special Commercial <sup>6</sup>	1	10/5/0 <sup>9</sup>	10/0 <sup>10</sup>	5	10/0 <sup>10</sup>	35 <sup>11</sup>	6,000	60	60	65	100
LC	Light Commercial <sup>6</sup>	1	10	10/0 <sup>7</sup>	10	10/0 <sup>7</sup>	25 <sup>11</sup>	6,000	60	60	65	100
C	Commercial <sup>6</sup>	1.2	0	10/0 <sup>7</sup>	0	10/0 <sup>7</sup>	35 <sup>11</sup>	6,000	60	60	65	100
LI	Light Industrial	2	20	10/0 <sup>7</sup>	20	10/0 <sup>7</sup>	30/45 <sup>11,13</sup>	15,000	75	75	80	150
OP	Office Professional <sup>6</sup>	1	15/0 <sup>8</sup>	10/0 <sup>7</sup>	15/5 <sup>8</sup>	10/0 <sup>7</sup>	35/45 <sup>11,12</sup>	6,000	60	60	65	100
PI	Public Institutional	2	20	10/0 <sup>7</sup>	15	10/0 <sup>7</sup>	30/45 <sup>11,14</sup>	6,000	60	60	65	100
ROW	Right of Way <sup>16</sup>	Conditional Use Permit Process	Conditional Use Permit Process				30	Conditional Use Permit Process				30
A	Agriculture	same as ER1 except .15 for first 5,000 s.f.	35	15	20	25	30	40,000	100	100	105	150
OSR	Open Space/Recreation <sup>15</sup>	Conditional Use Permit Process	Conditional Use Permit Process				30	Conditional Use Permit Process				30

<sup>1</sup> Each primary dwelling unit shall be a minimum of 650 s.f. in size, limited increases above maximum allowed by City Council hearing.

<sup>2</sup> Additional setback standards for coastal and inland bluffs, as well as the canyon rim in the Canyon Dr. vicinity apply—also see section 17.20.30.D.

<sup>3</sup> See Zoning Map for specific setback.

<sup>4</sup> For properties east of Highway 101, use larger figure.

<sup>5</sup> May be increased to 30 ft. by City Council review.

<sup>6</sup> The Highway 101 Specific Plan establishes overriding standards that must be used in conjunction with these standards.

<sup>7</sup> Zero ft. unless abutting residentially zoned property, then 10 ft. Additional 5 ft. setback for stories above second floor.

<sup>8</sup> For Office Professional on Highway 101, use lower figures.

<sup>9</sup> West side of Cedros Avenue is 0 ft., east side is 5 ft., otherwise 10 ft.

<sup>10</sup> Zero ft. unless abutting residentially zoned property, then 10 ft. Additional 5 ft. setback for stories above first.

<sup>11</sup> Pursuant to City Council review, up to 15% of the roof may exceed height limit for architectural projections.

<sup>12</sup> West of Hwy 101 and north of Lomas Santa Fe. Dr. the maximum height is 35 ft., elsewhere 45 ft.

<sup>13</sup> East of Valley Avenue the maximum height is 30ft., elsewhere 45 ft.

<sup>14</sup> West of Hwy 101 the maximum building height is 30 ft., elsewhere 45 ft.

<sup>15</sup> See Zoning Ordinance, Chapter 14.40.

<sup>16</sup> See Zoning Ordinance, Chapter 17.44.

<sup>17</sup> Lots less than 100 ft. in depth or fronting on public rights of way greater than 55 ft. in width have 20 ft. front yard setbacks.

<sup>18</sup> Staggered/incremental setbacks for lots on west side of Pacific Avenue exist—see Zoning Ordinance Section 17.20.030.D.1.a.

<sup>19</sup> Where any lot has a depth of less than 90 feet the minimum required rear yard shall be 15 feet.

<sup>20</sup> All required front and street side yards shall be measured from the edge of the ultimate right-of-way.