



ZONING SUMMARY - COMMERCIAL
CITY OF ENCINITAS
PLANNING AND BUILDING DEPARTMENT

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

◆◆◆ Refer to Encinitas Municipal Code Chapter 30.20 for complete regulations ◆◆◆

ZONE REQUIREMENTS	OP	L-LC	LC	GC	L-VSC	VSC
NET LOT AREA	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF	10,000 SF
LOT WIDTH (ft.)	100	100	100	100	100	100
LOT DEPTH (ft.)	100	100	100	100	100	100
FRONT YARD SETBACK (ft.)*	20	20	20	20	20	20
INTERIOR SIDE YARD SETBACK (ft.)*	10/10	10/10	10/10	10/10	10/10	10/10
STREET SIDE YARD SETBACK (ft.)*	20	20	20	20	20	20
REAR YARD SETBACK (ft.)	0	0	0	0	0	0
LOT COVERAGE	40%	35%	35%	30%	35%	35%
BUILDING HEIGHT	30 feet or two (2) stories, whichever is less.					
FLOOR-AREA RATIO	.75	.75	.75	1.0	1.0	1.0
OFF-STREET PARKING	SEE CHAPTER 30.54					
LANDSCAPING	15%	15%	15%	15%	15%	15%

*Those zones or portions of zones located within specific plan areas shall have front yard and street side yard setbacks ranging from 0 to 20 feet with interior side yard setbacks ranging from 0 to 10 feet. Said setbacks shall be established through Design Review and based on existing and off-site conditions, prevailing commercial district character, project design, traffic/circulation, building and site design, and the like.