



APPLICANT'S GUIDE TO SETBACKS

CITY OF ENCINITAS

PLANNING AND BUILDING DEPARTMENT

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

GENERAL NOTES AND DEFINITIONS:

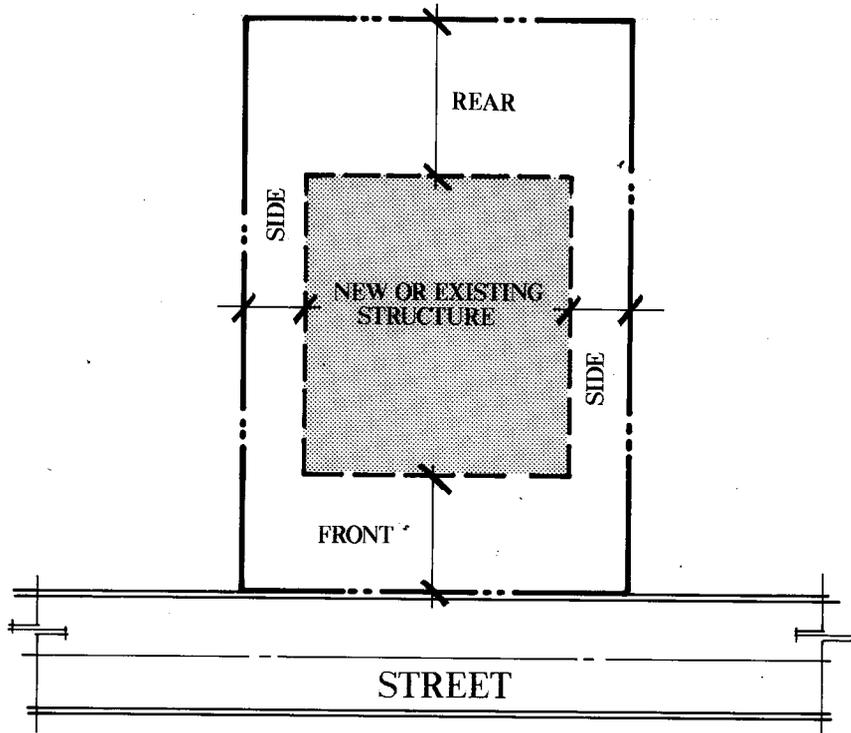
NOTES:

- Refer to the requirements of the specific zone to determine the required setback measurements. The examples provided herein are to show how the setbacks are measured.
- The setback requirements as specified in the Zoning Ordinance (Encinitas Municipal Code Title 30) are minimal requirements.
- All front, street side, or rear yard setbacks adjacent to public and private rights-of-way shall be measured from the ultimate width of the right-of-way or from the edge of any recorded access easement. Check with the Engineering Services Department to determine the ultimate width of rights-of-way.
- This hand out is to assist you in designing your project. If you have any questions, or if no example in this guide is suited to your lot configuration, please contact the Planning and Building Department for further clarification.

DEFINITIONS (from Encinitas Municipal Code Chapter 30.04):

- LOT, CORNER shall mean a lot located at the intersection or interception of two (2) or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an "Interior Lot". See "LOT, INTERIOR" for further clarification. (Ord. 2006-06)
- LOT, FLAG shall mean a lot which utilizes a narrow strip as its means of providing frontage on a street and/or providing vehicular access to the lot.
- LOT, INTERIOR shall mean a lot other than a corner lot. An interior lot shall also mean a lot abutting a private street or private easement when all four of the following criteria are met: 1) a side lot line abuts a private street or private easement; and 2) the private street or private easement has the potential to provide access to no more than ten dwelling units; and 3) the private street or private easement is less than 24 feet in recorded width; and 4) the subject property abutting the private street or private easement does not have legal and/or recorded vehicular access over the private street or easement. (Ord. 2006-06)
- LOT LINE shall mean a line bounding a lot as herein defined.
- LOT LINE, FRONT shall mean on an interior lot, the front lot line is the property line abutting the street. On a corner or reverse corner lot, the front lot line is the shorter property line abutting a street, except in the following cases: 1) where the subdivision or parcel map specifies another line as the front lot line, or 2) where the setbacks for an existing home identify the front and rear lot lines as being the longest property line; in this case the Director of Planning and Building shall determine which property line shall be the front lot line. Similarly, the Director or authorized agency may allow the longest property line to be the front lot line where such a designation would result in a building envelope consistent with the character of surrounding development. On a through lot or a lot with three (3) or more sides abutting a street or a corner or reverse corner lot with lot lines of equal length, the Planning and Building Director shall determine which property line shall be the front lot line for the purposes of compliance with yard and setback provisions of this Ordinance. On a private street or easement, the front lot line shall be designated as the edge of the easement. (Ord. 2003-10).

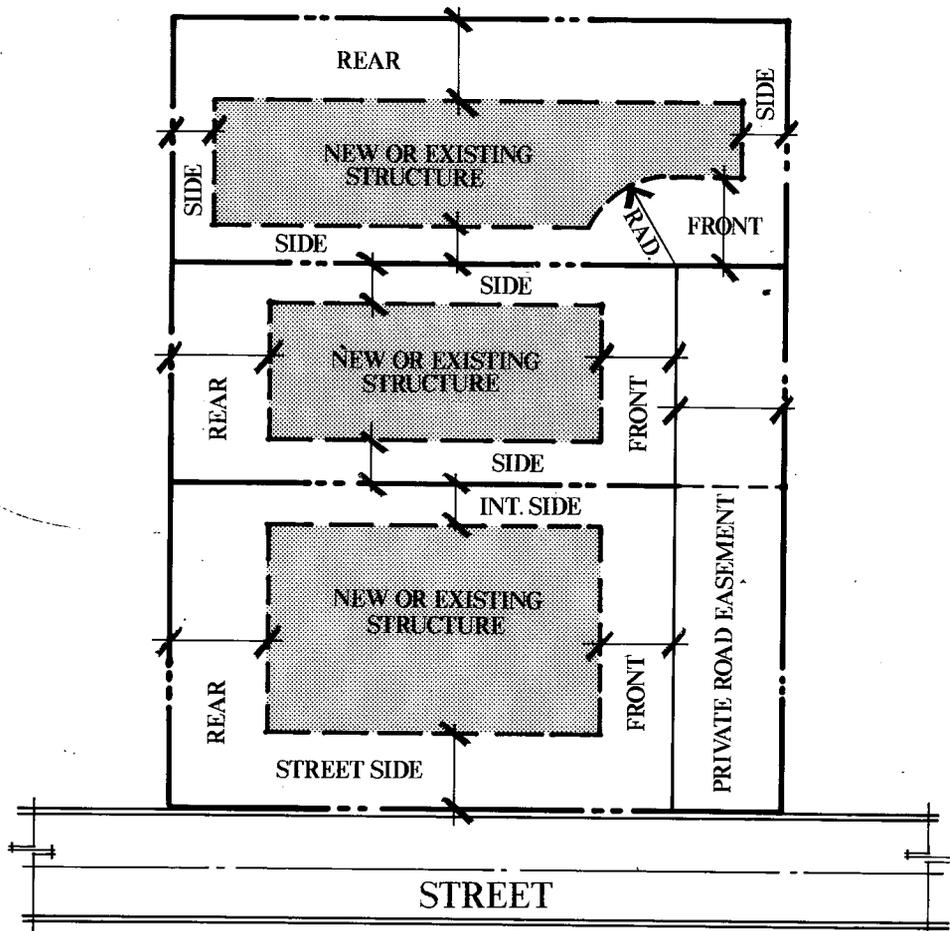
- LOT LINE, INTERIOR shall mean a side lot line not abutting a street. An interior side lot line shall also apply when all four of the following criteria are met: 1) a side lot line abuts a private street or private easement; and 2) the private street or private easement has the potential to provide access to no more than ten dwelling units; and 3) the private street or private easement is less than 24 feet in recorded width; and 4) the subject property abutting the private street or private easement does not have legal and/or recorded vehicular access over the private street or easement. (Ord. 2006-06)
- LOT LINE, PANHANDLE shall mean a lot where a portion of the lot is less than 35 feet wide for a distance of 50 feet or more and which is designed or used to provide pedestrian or vehicle access to the part of the lot which is designed for use as a building site. In the case of an irregularly shaped lot, the authorized agency shall have the authority to determine whether a lot shall be considered a panhandle lot for purposes of applying the zoning standard. (Ord. 2003-10).
- LOT LINE, REAR shall mean a lot line not abutting a street and which is opposite and most distant from the front lot line. For panhandle shaped lots and lots at the terminus of a private road or easement the Planning and Building Director shall determine which property line shall be the rear lot line for purposes of compliance with yard and setback provisions of this ordinance. This would typically be the shortest lot line most distant from the terminus of the panhandle or private road easement. The Director shall consider the existing envelope of development onsite when making such a determination, and, when no clear indication is present from existing development or historic building records, the Director shall have discretion to designate the rear lot line for a panhandle lot. In the case of an irregular-shaped lot, a line within the lot, parallel to and at a maximum distance from the front lot line, having a length of not less than ten (10) feet shall be considered the rear lot line for purposes of measuring the rear setback. A lot which is bounded on all sides by streets may have no rear lot line. (Ord. 2003-10).
- LOT LINE, SIDE shall mean any lot line not a front lot line or rear lot line.
- LOT, THROUGH shall mean a lot having frontage on two parallel or approximately parallel streets.
- PUBLIC RIGHT-OF-WAY shall mean a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other public uses.
- RIGHT-OF-WAY shall mean an area or strip of land, either public or private, acquired by reservation, dedication, prescription, or condemnation, and intended to be occupied by a road, trail, railroad, utilities, and similar uses.
- SETBACK, FRONT YARD shall mean the area which defines the depth of the required front yard. Said setback shall be measured from the street line or the line established by the General Plan Circulation Element, from private roads and panhandles, and be measured therefrom by the perpendicular distance prescribed for the front yard setback of the zone in which the property is located.
- SETBACK, REAR YARD OR SIDE YARD shall mean the area that defines the width or depth of the required rear or side yard setbacks. Said setbacks shall be measured from the property line, removed therefrom by the perpendicular distance prescribed for the yard setback in the zone.
- STREET shall mean a public thoroughfare or right-of-way or approved private thoroughfare or right-of-way determined by the City Engineer to be adequate for the purpose of access, which affords the principal means of access for abutting property including avenue, place, way, drive, land, boulevard, highway, road and any other thoroughfare, except as excluded in this Code. The word "street" shall include all major and secondary highways, traffic collector streets, and local streets.



NOTE: ALL FRONT AND STREET SIDEYARD SET BACKS ARE MEASURED FROM THE ULTIMATE WIDTH OF THE RIGHT OF WAY.

STANDARD INTERIOR LOT

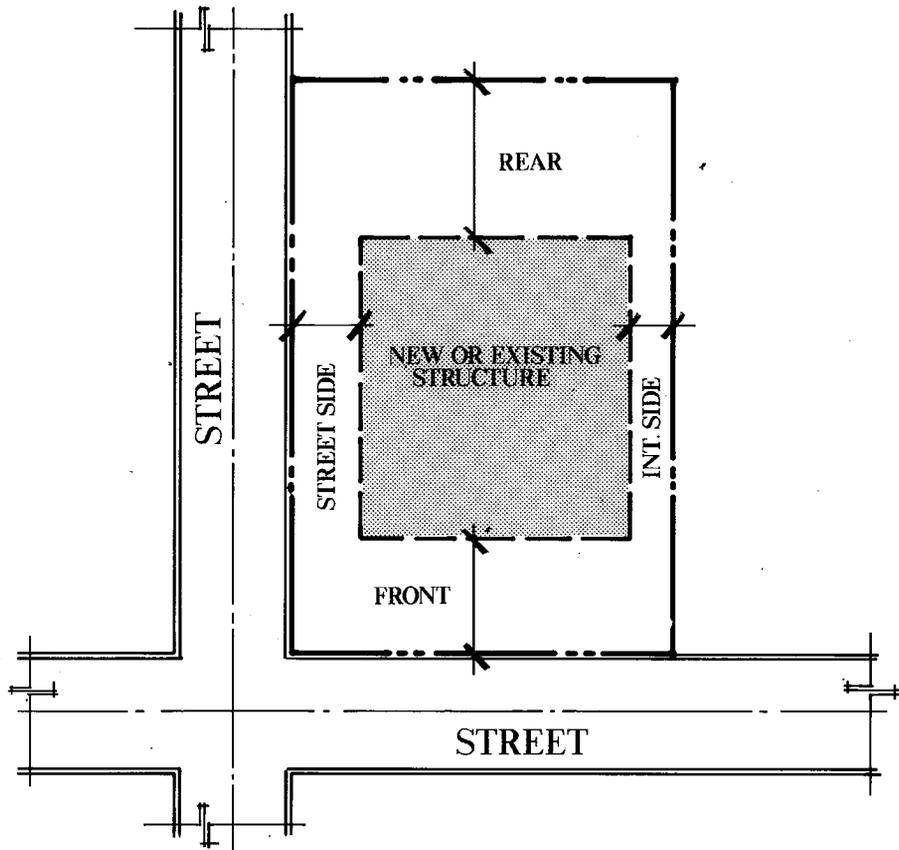
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NOTE: ALL FRONT AND STREET SIDEYARD SET BACKS ARE MEASURED FROM THE ULTIMATE WIDTH OF THE RIGHT OF WAY. /PRIVATE ROAD EASEMENT

SETBACKS WITH PRIVATE ROAD

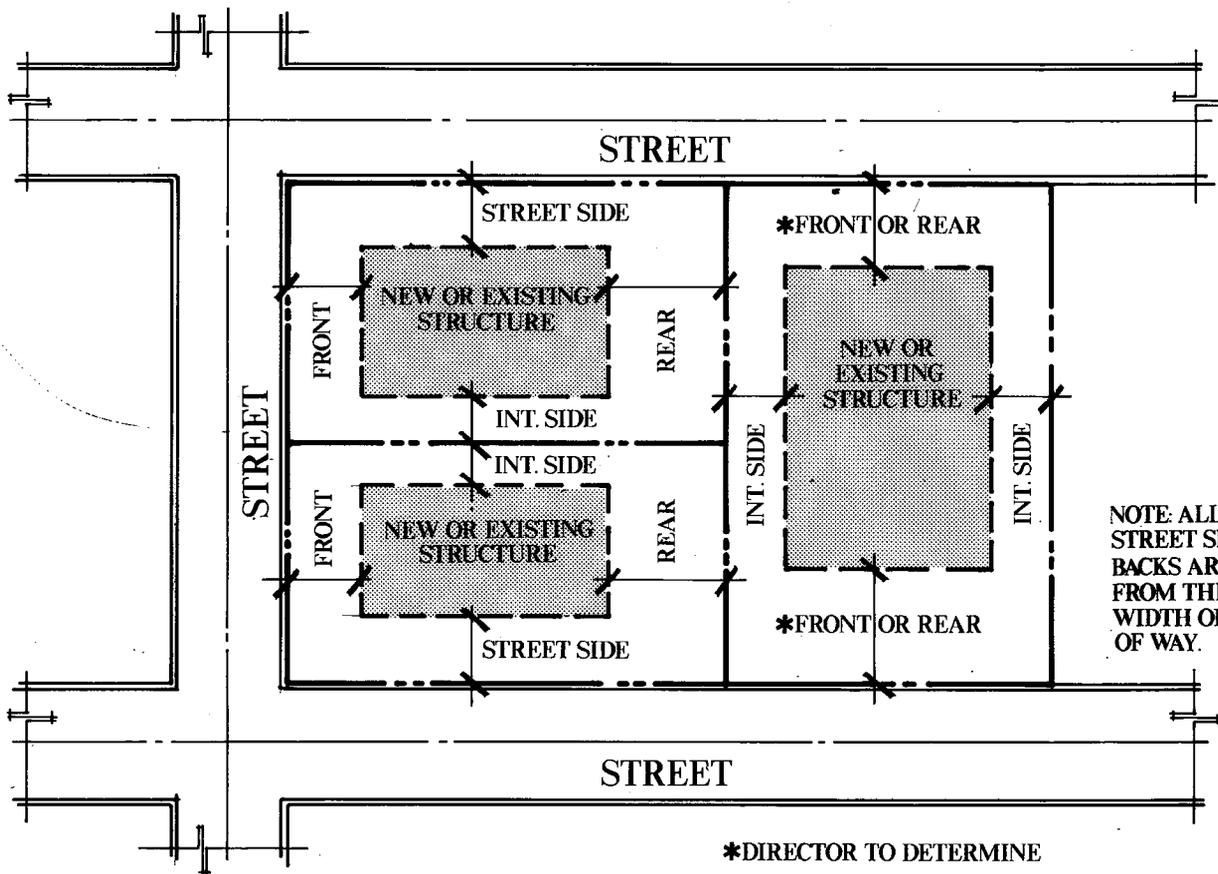
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STANDARD CORNER LOT

SCALE: N.T.S.

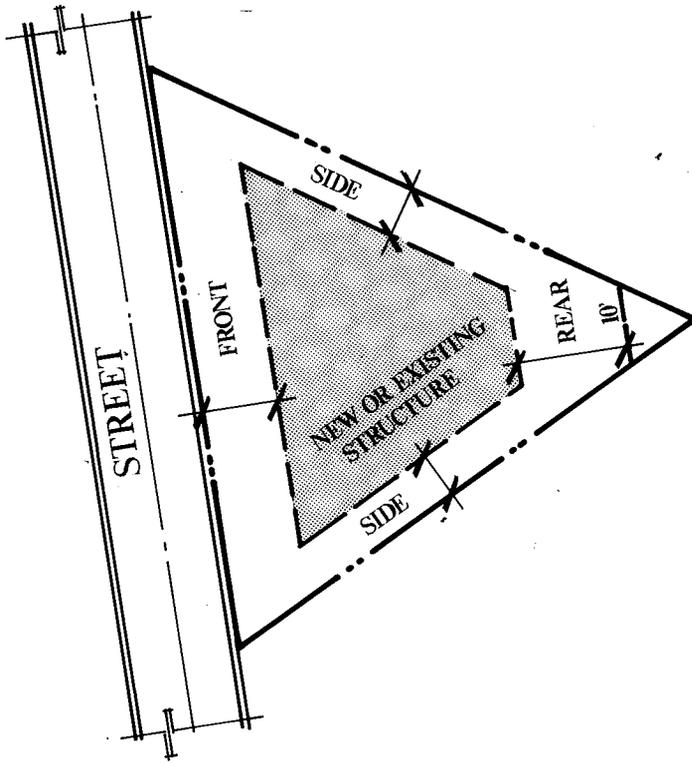


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*DIRECTOR TO DETERMINE

REV. CORNER & DBL. FRONTAGE LOTS

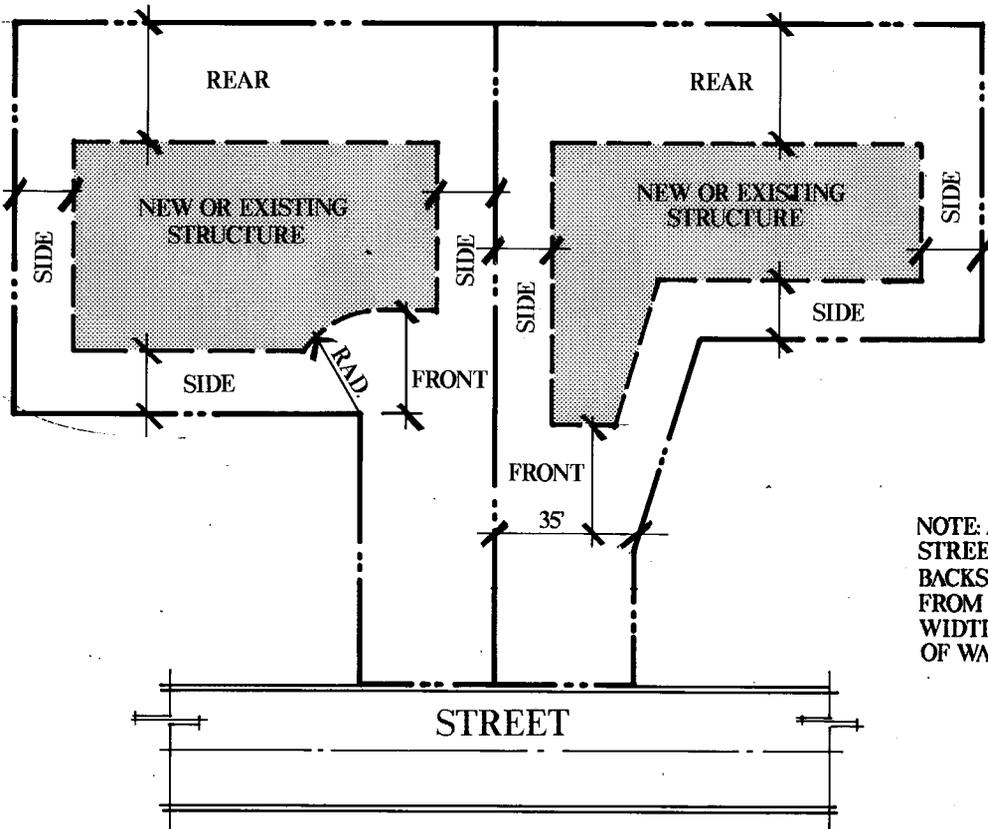
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TRIANGLE LOT

SCALE: N.T.S.



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PANHANDLE LOT

SCALE: N.T.S.