



**CITY OF ENCINITAS**  
 Development Services Department  
 505 S. Vulcan Ave  
 Encinitas, CA 92024  
[www.encinitasca.gov](http://www.encinitasca.gov)  
 Phone: 760-633-2710  
 Email: [planning@encinitasca.gov](mailto:planning@encinitasca.gov)

# ZONING SUMMARY - COMMERCIAL

◆◆◆ 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.