

Generalized Solana Beach Zoning Matrix Summary

(See Official Text for Complete Details)

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

- 1 Each primary dwelling unit shall be a minimum of 650 s.f. in size, limited increases above maximum allowed by City Council hearing.
- 2 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.
- 3 See Zoning Map for specific setback.
- 4 For properties east of Highway 101, use larger figure.
- 5 May be increased to 30 ft. by City Council review.
- 6 The Highway 101 Specific Plan establishes overriding standards that must be used in conjunction with these standards.
- 7 Zero ft. unless abutting residentially zoned property, then 10 ft. Additional 5 ft. setback for stories above second floor.
- 8 For Office Professional on Highway 101, use lower figures.
- 9 West side of Cedros Avenue is 0 ft., east side is 5 ft., otherwise 10 ft.
- 10 Zero ft. unless abutting residentially zoned property, then 10 ft. Additional 5 ft. setback for stories above first.
- 11 Pursuant to City Council review, up to 15% of the roof may exceed height limit for architectural projections.

- 12 West of Hwy 101 and north of Lomas Santa Fe. Dr. the maximum height is 35 ft., elsewhere 45 ft.
- 13 East of Valley Avenue the maximum height is 30ft., elsewhere 45 ft.
- 14 West of Hwy 101 the maximum building height is 30 ft., elsewhere 45 ft.
- 15 See Zoning Ordinance, Chapter 14.40.
- 16 See Zoning Ordinance, Chapter 17.44.
- 17 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.
- 18 Staggered/incremental setbacks for lots on west side of Pacific Avenue exist—see Zoning Ordinance Section 17.20.030.D.1.a.
- 19 Where any lot has a depth of less than 90 feet the minimum required rear yard shall be 15 feet.
- 20 All required front and street side yards shall be measured from the edge of the ultimate right-of-way.