

Note: **Highlights** indicate changes already approved by City Council Ordinance CS-432 but that are pending review by the California Coastal.

Chapter 21.18 R-P RESIDENTIAL PROFESSIONAL ZONE

Sections:

- 21.18.010 Intent and purpose.**
- 21.18.020 Permitted uses.**
- 21.18.030 Development standards.**
- 21.18.040 Special conditions and standards.**

* **Prior ordinance history:** Ord. Nos. 9060, 9224, 9336, 9391, 1256, 8674, 9606, 9785, 9804, NS-179, NS-240, NS-243, NS-274, NS-283, NS-402, NS-662, NS-663, and NS-675.

21.18.010 Intent and purpose.

- A. The intent and purpose of the R-P residential-professional zone is to:
1. Implement the office and related commercial (O), residential medium-high density (RMH) R-15 (Residential 811.5-15 du/ac) and residential high density (RH) R-23 (Residential 1519-23 du/ac) land use designations of the Carlsbad general plan;
 2. Provide areas for the development of certain low-intensity business and professional offices and related uses in locations in conjunction with or adjacent to residential areas;
 3. Provide transitional light traffic-generating commercial areas between established residential areas and nearby commercial or industrial development; and
 4. Provide regulations and standards for the development of office and residential uses and other permitted or conditionally permitted uses as specified in this chapter. (Ord. NS-718 § 10, 2004)

21.18.020 Permitted uses.

- A. In an R-P residential zone, notwithstanding any other provision of this title, only the uses listed in Tables A and B, below, shall be permitted, subject to the requirements and development standards specified by this chapter, and subject to the provisions of Chapter 21.44 of this title governing off-street parking requirements.
- B. The uses permitted by conditional use permit, as indicated in Tables A and B, shall be subject to the provisions of Chapter 21.42 of this title.
- C. Uses similar to those listed in Tables A and B may be permitted if the city planner determines such similar use falls within the intent and purpose of this zone, and is substantially similar to a specified permitted use.
- D. A use category may be general in nature, where more than one particular use fits into the general category (ex. in some commercial zones "offices" is a general use category that applies to various office uses). However, if a particular use is permitted by conditional use permit in any zone, the use shall not be permitted in this R-P zone (even under a general use category), unless it is specifically listed in the zone as permitted or conditionally permitted.

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Table A
Uses Permitted When the R-P Zone Implements the “O” (Office) General Plan Land Use Designation

In the table, below, subject to all applicable permitting and development requirements of the municipal code:

“P” indicates the use is permitted. (See note 2 below)

“CUP” indicates that the use is permitted with approval of a conditional use permit.(See note 2 below)

1 = Minor Conditional Use Permit (Process One), pursuant to Chapter 21.42 of this title.

2 = Conditional Use Permit (Process Two), pursuant to Chapter 21.42 of this title.

3 = Conditional Use Permit (Process Three), pursuant to Chapter 21.42 of this title.

“Acc” indicates use is permitted as an accessory use.

Use	P	CUP	Acc
Accessory buildings/structures, which are customarily appurtenant to a permitted use (ex. incidental storage facilities) (see note 1, below) (defined: Section 21.04.020)			X
Banks/financial services (no drive-thru)	X		
Biological habitat preserve (subject to Section 21.42.010(B)(30); defined: Section 21.04.048)		2	
Child day care center (subject to Chapter 21.83; defined: Section 21.04.086)		1	
Churches, synagogues, temples, convents, monasteries, and other places of worship		2	
Clubs — Nonprofit, business, civic, professional, etc. (defined: Section 21.04.090)		1	
Delicatessen (defined: Section 21.04.106)	X		
Educational facilities, other (defined: Section 21.04.137)		1	
Educational institutions or schools, public/private (defined: Section 21.04.140)		2	
Greenhouses (2,000 square feet maximum)	X		
Greenhouses > 2,000 square feet (subject to Section 21.42.140(B)(70))		1	
Medical uses (excluding hospitals), including offices for medical practitioners, clinics, and incidental laboratories and pharmacies (prescription only)	X		
Mobile buildings (subject to Section 21.42.140(B)(90); defined: Section 21.04.265)		1	
Office uses, (may include incidental commercial uses such as blueprint services, photocopy services and news stands)	X		
Packing/sorting sheds (600 square feet maximum)	X		
Packing/sorting sheds > 600 square feet (subject to Section 21.42.140(B)(70))		1	
Parking facilities (primary use) (i.e., day use, short-term, nonstorage)		1	
Personal services (defined: section 21.04.291.1)		1	
Public/quasi-public buildings and facilities and accessory utility buildings/facilities (defined: Section 21.04.297)		2	
Radio/television/microwave/broadcast station/tower		2	
Satellite TV antennae (subject to Sections 21.53.130 through 21.53.150; defined: Section 21.04.302)			X
Schools (business, vocational, and for such subjects as dance, drama, cosmetology, music, martial arts, etc.)	X		
Services, provided directly to consumers, focusing on the needs of the local neighborhood, including, but not limited to, personal grooming, dry cleaning, and tailoring services		1	
Signs, subject to Chapter 21.41 (defined: Section 21.04.305)			X
Temporary bldg./trailer (construction) (subject to Section 21.53.110)	X		
Transit passenger terminals (bus and train)		2	

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Use	P	CUP	Acc
Veterinary clinic/animal hospital (small animals) (defined: Section 21.04.378)		1	
Wireless communication facilities (subject to Section 21.42.140(B)(165); defined: Section 21.04.379)		1 / 2	

Notes:

1. Accessory uses shall be developed as an integral part of a permitted use within or on the same structure or parcel of land.
2. Any use meeting the definition of an entertainment establishment, as defined in Section 8.09.020 of the Carlsbad Municipal Code (CMC), shall be subject to the requirements of CMC Chapter 8.09.

Table B

Uses Permitted When the R-P Zone Implements the “RMHR-15**” or “**RHR-23**”
General Plan Land Use Designations**

In the table, below, subject to all applicable permitting and development requirements of the municipal code:

“P” indicates the use is permitted.

“CUP” indicates that the use is permitted with approval of a conditional use permit.

1 = Minor Conditional Use Permit (Process One), pursuant to Chapter 21.42 of this title.

2 = Conditional Use Permit (Process Two), pursuant to Chapter 21.42 of this title.

3 = Conditional Use Permit (Process Three), pursuant to Chapter 21.42 of this title.

“Acc” indicates use is permitted as an accessory use.

Use	P	CUP	Acc
Accessory buildings/structures (ex. garages, workshops, tool sheds, patio covers, decks, etc.) (see notes 1 and 2, below) (defined: Section 21.04.020)			X
Accessory dwelling unit (subject to Section 21.10.030; defined: Section 21.04.121)			X
Agricultural crops	X		
Animal keeping (household pets) (subject to Section 21.53.084)			X
Animal keeping (wild animals) (subject to Section 21.53.085)			X
Bed and breakfasts (subject to Section 21.42.140(B)(25); defined: Section 21.04.046)		1	
Biological habitat preserve (subject to Section 21.42.140(B)(30); defined: Section 21.04.048)		2	
Child day care center (subject to Chapter 21.83; defined: Section 21.04.086)		1	
Churches, synagogues, temples, convents, monasteries, and other places of worship		2	
Clubs — Nonprofit; business, civic, professional, etc. (defined: Section 21.04.090)		1	
Dwelling, one-family (see note 3, below) (defined: Section 21.04.125)	X		
Dwelling, two-family (see note 4, below) (defined: Section 21.04.130)	X		
Dwelling, multiple-family (subject to Section 21.53.120 if more than 4 units are proposed; defined: Section 21.04.135)	X		
Educational institutions or schools, public/private (defined: Section 21.04.140)		2	
Employee housing (serving six or fewer persons)	X		
Family day care home (large) (subject to Chapter 21.83; defined: Section 21.04.147)			X
Family day care home (small) (subject to Chapter 21.83; defined: Section 21.04.148)			X
Farmworker housing complex, small (subject to Section 21.10.125; defined: Section 21.04.148.4)	X		
Greenhouses (2,000 square feet maximum)	X		

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Use	P	CUP	Acc
Greenhouses > 2,000 square feet (subject to Section 21.42.140(B)(70))		1	
Home occupation (subject to Section 21.10.040)			X
Housing for senior citizens (subject to Chapter 21.84)	X		
Junior accessory dwelling unit (accessory to a one-family dwelling; subject to Section 21.10.030; defined: Section 21.04.122)			X
Mobile buildings (subject to Section 21.42.140(B)(90); defined: Section 21.04.265)		1	
Mobile home (see notes 3 and 5, below) (defined: Section 21.04.266)	X		
Packing/sorting sheds (600 square feet maximum)	X		
Packing/sorting sheds > 600 square feet (subject to Section 21.42.140(B)(70))		1	
Parking facilities (primary use) (i.e., day use, short-term, nonstorage)		1	
Professional care facilities (defined: Section 21.04.295)		2	
Public/quasi-public buildings and facilities and accessory utility buildings/facilities (defined: Section 21.04.297)		2	
Residential care facilities (serving six or fewer persons) (defined: Section 21.04.300)	X		
Residential care facilities (serving more than six persons) (subject to Section 21.42.140(B)(125); defined: Section 21.04.300)		2	
Satellite TV antennae (subject to Sections 21.53.130 through 21.53.150; defined: Section 21.04.302)			X
Signs (subject to Chapter 21.41; defined: Section 21.04.305)			X
Supportive housing (defined: Section 21.04.355.1)	X		
Temporary bldg./trailer (real estate or construction), (subject to Sections 21.53.090 and 21.53.110)	X		
Time-share projects (subject to Section 21.42.140(B)(155); defined: Section 21.04.357)		2	
Transitional housing (defined: Section 21.04.362)	X		
Transit passenger terminals (bus and train)		2	
Wireless communication facilities (subject to Section 21.42.140(B)(165); defined: Section 21.04.379)		1 / 2	
Zoos (private) (subject to Section 21.42.140(B)(170); defined: Section 21.04.400)		2	

Notes:

1. Private garages (defined: Section 21.04.150) shall accommodate not more than two cars per dwelling unit.
2. When associated with a two-family or multiple-family dwelling, accessory buildings shall not include guesthouses or accessory living quarters (defined: Section 21.04.165).
3. One-family dwellings are permitted when developed as two or more detached units on one lot. Also, a single one-family dwelling shall be permitted on any legal lot that existed as of October 28, 2004, and which is designated and zoned for residential use. Any proposal to subdivide land or construct more than one dwelling shall be subject to the density and intent of the underlying residential land use designation.
4. A two-family dwelling shall not be permitted within the **RH-R-23** land use designation.
5. Mobile homes must be certified under the National Mobilehome Construction and Safety Standards Act of 1974 (42 U.S.C. Section 5401 et seq.) on a foundation system pursuant to Section 18551 of the State Health and Safety Code.

(Ord. CS-384 §§ 10, 15, 2020; Ord. CS-324 § 2, 2017; Ord. CS-249 § VIII, 2014; Ord. CS-224 §§ XIII, XIV, 2013; Ord. CS-191 § X, 2012; Ord. CS-189 §§ XVI—XVIII, 2012; Ord. CS-178 §§ XIII, XIV, 2012; Ord. CS-164 § 10, 2011; Ord. CS-102 §§ XXX, XXXI, 2010; Ord. NS-791 § 14, 2006; Ord. NS-746 § 9, 2005; Ord. NS-718 § 10, 2004)

21.18.030 Development standards.

- A. Subject to the general development standards of Chapters 21.41 and 21.44, no lot shall be created or structure constructed in the R-P zone that does not conform to the following specific standards:
 1. Lot Area Minimum. In the R-P zone the minimum area of all lots hereafter created shall be seven thousand five hundred square feet.

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2. Lot Width Minimum. Every lot hereafter created in the R-P zone shall maintain a minimum lot width at the rear line of the required front yard on the basis of the following:

Lot Area	Required Width
Less than 10,000 sq. ft.	60 feet
Less than 20,000 sq. ft.	75 feet
More than 20,000 sq. ft.	80 feet

3. Front Yard. Every lot in the R-P zone shall have a front yard of not less than twenty feet in depth, except key lots which side upon commercially or industrially-zoned property shall maintain a front yard of not less than fifteen feet.
4. Side Yard. In the R-P zone every lot shall have side yards as follows:
- Interior lots shall have side yards that have width equal to ten percent of the lot width, provided that such side yard shall not be less than five feet in width and need not exceed ten feet in width; and
 - Corner lots shall have a side yard on the side lot line adjacent to another lot of a width within the limitations for an interior lot above and a side yard adjacent to the street of ten feet.
5. Rear Yard. In the R-P zone every lot shall have a rear yard of a depth equal to twenty percent of the lot width, provided that such rear yard need not exceed twenty feet.
6. Separation of Buildings. In addition to the required yards, buildings shall be set as follows:
- Minimum distance between habitable buildings, ten feet; and
 - Minimum distance between habitable buildings and accessory structures, ten feet.
7. All accessory structures shall comply with the following development standards, except as otherwise permitted for accessory dwelling units pursuant to Section 21.10.030:
- The lot coverage shall include accessory structures in the lot coverage calculations for the lot;
 - The distance between buildings used for human habitation and accessory buildings shall be not less than ten feet;
 - When proposed on a lot adjoining native vegetation, accessory structures within a fire suppression zone must be reviewed and approved by the fire department;
 - Buildings shall not exceed one story; and
 - Building height shall not exceed fourteen feet if a minimum roof pitch of 3:12 is provided or ten feet if less than a 3:12 roof pitch is provided.
8. Habitable detached accessory structures shall comply with all requirements of the zone applicable to placement of a dwelling unit of a lot including setbacks.
9. Detached accessory structures, which are not dwelling units and contain no habitable space, including, but not limited to, garages, workshops, tool sheds, decks over thirty inches above grade and freestanding patio covers shall comply with the following additional development standards when located within a lot's required setback areas:
- The maximum allowable building area per structure shall not exceed a building coverage of four hundred forty square feet;
 - The following setbacks shall apply: A front yard setback of twenty feet, a rear yard setback of five feet, a side yard setback of five feet, and an alley setback of five feet;
 - The maximum plumbing drain size shall be one and one-half inches in diameter so as to prohibit toilets, showers, bathtubs and other similar fixtures; and

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- d. The additional development standards listed above (subsections (A)(10)(a) through (c) of this section) shall apply to the entire subject accessory structure, not just the portion encroaching into a lot's setback area.
10. The provisions of this section are applicable notwithstanding the permit requirements contained in Section 18.04.015.
11. Other than as provided in subsection (A)(9) above, no building shall be located in any of the required yards.
12. Height Limits. In the R-P zone the maximum building height shall be thirty-five feet.
13. Lot Coverage. In the R-P zone all buildings shall not cover more than sixty percent of the total lot area.
14. Parking Off-Street. Parking shall not be provided in the required front or side yards. (Ord. CS-384 § 16, 2020; Ord. CS-324 § 13, 2017; Ord. NS-718 § 10, 2004)

21.18.040 Special conditions and standards.

- A. In addition to the established development standards, when applicable the following conditions shall be met:
 1. Outside Display and Storage. No outdoor display of products or storage shall be permitted.
 2. Residential Structure Conversion. All existing residential structures converted to commercial purposes shall be brought into conformance with all the requirements of this title and Title 18 of this code.
 3. Walls. Any lot proposed for nonresidential development which adjoins a lot located in a residential zone district shall have a solid masonry wall of six feet in height installed along the common lot line, except in the front yard area where the wall shall be reduced to forty-two inches in height.
 4. Enclosure of Activities. All nonresidential uses shall be located in a completely enclosed building. (Ord. NS-718 § 10, 2004)