



CITY OF CARLSBAD SUMMARY OF ZONING REQUIREMENTS*

ZONE	PERMITTED USES	DEVELOPMENT STANDARDS								
		LOT (minimums)			SETBACKS or YARDS (minimums)**			BUILDING (maximums)		
		Area	Width	Depth	Front	Side	Rear	Height	Coverage	
AGRICULTURE	E-A Exclusive Agriculture, Chapter 21.07	Agriculture. Allows single-family homes as accessory uses only	10 acres (a)	300 ft	(b)	40 ft	15 ft	25 ft	30 ft and 2 stories if roof pitch is at least 3:12 or 24 ft and 2 stories if roof pitch is less than 3:12	40% (c)
RESIDENTIAL	R-A Residential Agriculture, Chapter 21.08	Agriculture, poultry, animals, and single-family homes	7,500 sf (a)	60 to 80 ft (d)	(b)	20 ft (e)	Interior: 10% of lot width (e), (f) Street: 10 ft	Equal to twice the required side setback	30 ft and 2 stories if roof pitch is at least 3:12 or 24 ft and 2 stories if roof pitch is less than 3:12	40% (c)
	R-E Rural Residential Estate, Chapter 21.09	Single-family estates and agriculture	1-4 acres (g)	100 ft	(b)	70 ft (e)	Interior: 15 ft Street: 50 ft (e)		35 ft	20% (b)
	R-1 Single-family Residential, Chapter 21.10	Single-family homes, agriculture, and in limited cases, duplexes	7,500 sf (a)	60 to 80 ft (d)	(b)	20 ft (e)	Interior: 10% of lot width (e), (f) Street: 10 ft		30 ft and 2 stories if roof pitch is at least 3:12 or 24 ft and 2 stories if roof pitch is less than 3:12	40% (c)
	R-2 Two-family Residential, Chapter 21.12	Duplexes, R-1 uses (except farm animals), and, in limited cases, tri- and four plexes			(b)					50%
	R-3 Multiple-family Residential, Chapter 21.16	Multi-family dwellings, R-2 uses and, in limited cases, public parking lots			(b)					60%
	RD-M Residential Density- Multiple, Chapter 21.24	All types of dwellings over a broad range of densities	6,000 or 10,000 sf (h)	60 ft	(b)	20 ft (e)	Interior: 5 ft (e) Street: 10 ft (e)		10 ft	35 ft



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RESIDENTIAL	R-P Residential Professional, Chapter 21.18	Low intensity business and professional offices and all types of dwellings	7,500 sf	60 to 80 ft (d)	(b)	20 ft (e)	Interior: 10% of lot width (f) Street: 10 ft	20% of lot width, but need not exceed 20 ft	35 ft	60%
	R-T Residential Tourist, Chapter 21.20	All types of dwellings. Tourist-serving and other uses allowed by conditional use permit.	7,500 sf (i)	60 or 75 ft (i)	(b)	20 ft	Interior: 5 ft one side, 10 ft other Street: 10 ft (e)	20 ft		75% (i)
	R-W Residential Waterway, Chapter 21.22	All types of dwellings centered about a navigable waterway	5,000 sf	40 ft	(b)	10 ft	Interior: 5 ft Street: 8 ft	8 ft		75%
	RMHP Residential Mobile Home Park, Chapter 21.37	Mobile home parks	3,000 or 3,500 sf per mobile home site (j)	50 ft (j)	(b)	5 ft	Interior: 3 ft Street: 5 ft (j)	3 ft (i)	None	75%(j)
COMMERCIAL	C-1 Neighborhood Commercial, Chapter 21.26	Commercial and office uses providing for convenience goods, personal services and day-to-day living needs	None(k)	None	(b)	None (l)	None (l)	None (m)	35 ft/3 levels (n)	None
	C-2 General Commercial, Chapter 21.28	All C-1 uses plus a wide range of retail, wholesale, and service uses	None(k)	None	(b)	None (l)	None	None (m)	35 ft/3 levels (n)	None
	O Office, Chapter 21.27	Professional office and limited, related commercial uses	10,000 sf	75	(b)	(e)	(e)	(e)	35 ft/3 levels (n)	(o)



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COMMERCIAL	C-T Commercial-Tourist, Chapter 21.29	Hotels, motels, and restaurants; retail and service uses are permitted accessory uses	None(k)	None	(b)	None	None (m)	None (m)	35 ft/3 levels (n)	None
	C-M Heavy Commercial-Limited Industrial, Chapter 21.30	Most uses permitted in any 'C' zone, assembly, storage, and manufacturing uses	None(k)	None	(b)	None (l)	None (l)	None (m)	35 ft/3 levels (n)	None
INDUSTRIAL	M Industrial, Chapter 21.32	All C-M uses (except day care centers), industrial uses	None(k)	None	(b)	None (l)	None (l)	None (m)	35 ft/3 levels (m)	None
	P-M Planned Industrial, Chapter 21.34	Light industrial and manufacturing uses, corporate business and office uses not catering directly to the public	None(k)	None	(b)	(e)	Interior: 10 ft Street: (e)	20 ft	35 ft/3 levels (n)	50%
UTILITY / TRANSPORTATION	P-U Public Utility, Chapter 21.36	Utility production, storage, transmission, and treatment uses; agriculture; recreation facilities	7,500 sf	As established by precise development plan (see Zoning Ordinance Chapter 21.36).						50%
	T-C Transportation Corridor, Chapter 21.100	Streets, trails and paths, train tracks, transit facilities, energy transmission facilities, agriculture	None (p)			None			None	



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OTHER	C-F Community Facilities, Chapter 21.25	Community uses, such as churches and day care centers, all by site development plan or conditional use permit	(q)	As required by a master plan or residential specific plan.			35 ft and 3 levels if roof pitch is at least 3:12 or 24 ft and 2 levels if roof pitch is less than 3:12		As required by a master plan or residential specific plan	
	L-C Limited Control, Chapter 21.39	Interim zone applied to future planning areas. L-C Zone permitted uses are the same as E-A Zone permitted uses	None(k)	None			None		None	
	P-C Planned Community, Chapter 21.38	The P-C zone is applied to large tracts of land to ensure their comprehensive and orderly planning and development. Permitted uses and development standards in the P-C zone are established by master plan.								
	O-S Open Space, Chapter 21.33	Public parks and recreation uses, trails, agriculture	None (p)			None			25 ft (n)	None
	V-R Village Redevelopment, Chapter 21.35	The V-R zone is applied to the downtown village area. The permitted land uses, development standards, and procedures of the V-R zone are contained in the Carlsbad Village Area Redevelopment Plan and the Carlsbad Village Redevelopment Master Plan and Design Manual.								



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OVERLAY ZONES	BAD Beach Area Overlay, Chapter 21.82	Provides standards to ensure compatible development in the beach area. Permitted uses are per the underlying zone.	Per underlying zone			Per underlying zone			30 ft and 2 stories if roof pitch is at least 3:12 or 24 ft and 2 stories if roof pitch is less than 3:12	Per underlying zone
	CV-SO Commercial Visitor Serving Overlay, Chapter 21.208	Supplements underlying zoning. Prohibits some underlying zone uses; requires conditional use permit for all commercial/visitor serving uses.	Per underlying zone			Setbacks for properties in the CV-SO Zone are established by Zoning Ordinance Section 21.208.100 F.			Per underlying zone	
	F-P Floodplain Overlay, Chapter 21.110	Supplements underlying zoning. Provides additional regulations for development in flood or mudslide hazard areas. Requires a special use permit for such development.	Per underlying zone			Per underlying zone			Per underlying zone	
	H-O Hospital Overlay, Chapter 21.21	Hospitals and accessory uses such as medical offices and laboratories	25,000 sf	100 ft	(b)	(e)			35 ft (n)	(o)



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OVERLAY ZONES	<p style="text-align: center;">Q Qualified Development Overlay, Chapter 21.06</p>	<p>Supplements underlying zoning. Provides additional regulations for development on properties with unique circumstances. Generally, a site development plan is necessary for development in the "Q" Overlay.</p>	Per underlying zone (r)			Per underlying zone (r)			Per underlying zone (r)	
	<p style="text-align: center;">S-P Scenic Preservation Overlay, Chapter 21.40</p>	<p>Supplements underlying zoning. Provides additional regulations for development in designated areas. Permitted uses per the underlying zone. Generally, a special use permit is required for development in a S-P Overlay.</p>	Per underlying zone (r)			Per underlying zone (r)			Per underlying zone (r)	



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Footnotes

**This summary is meant as a general guide only. Please refer to the Zoning Ordinance for full information on uses and requirements. The Zoning Ordinance chapter for each zone is provided in the summary.*

*** "Setback" and "yard" are used interchangeably in the Zoning Ordinance.*

(a) Areas shown are the minimum lot sizes required, unless the zoning map specifies otherwise via a minimum lot size following the zone (e.g., R-A-10,000 or E-A-15 where the numerical suffix equals the lot area required in square feet or acres).

(b) In all zones, the minimum lot depth is 90 ft per Subdivision Ordinance Section 20.16.010 (8). Lot depth shall be no more than 3 times the average lot width except for minor subdivisions where the proposed lot depth to width ratio is less than that of the existing lot.

(c) In this zone, buildings and structures used for growing or raising plants do not count towards lot coverage.

(d) Minimum lot width required depends on the minimum lot size required. Consult the applicable Zoning Ordinance chapter for specifics.

(e) Minimum setback may be different in certain circumstances. Consult the applicable Zoning Ordinance chapter for specifics.

(f) Interior side setbacks must be a minimum 5 feet and need not exceed 10 feet.

(g) Minimum lot area depends on average natural slope of the lot. Consult the applicable Zoning Ordinance chapter for specifics.

(h) For the RD-M zone, minimum lot area and maximum building coverage vary based on a property's general plan designation. Refer to Zoning Ordinance sections 21.24.100 and 21.24.110.

(i) For the R-T zone, minimum lot area and width and maximum building coverage can vary subject to City review. Refer to Zoning Ordinance sections 21.20.090, 21.20.110 and 21.20.120.

(j) For the RHMP zone, refer to Chapter 21.37 for complete information. Minimum dimensions and areas stated are for individual mobile home sites, rather than lots. Mobile home and building separation standards may affect required setbacks.

(k) The zone does not establish a minimum lot size. When a zone does not establish or address lot size, a minimum lot area of 7,500 square feet is required per Subdivision Ordinance Section 20.16.010 (2).

(l) No setback standards are established unless they are required by (1) certain conditions or (2) a precise plan, use permit, or variance. Consult the applicable Zoning Ordinance chapter for specifics.

(m) No rear setback is required unless the property's rear lot line abuts property in any "R" (residential) zone. Then, a rear setback of 10 feet (5 feet if along an alley) is required. In the C-T zone, the same standard applies to a side property line abutting R-zoned property.

(n) Additional building height is permitted in certain circumstances. Consult the applicable Zoning Ordinance chapter for specifics.

(o) Maximum building coverage varies based on type of parking facilities provided. Consult Zoning Ordinance Section 21.27.050 (7) for details.

(p) Minimum lot area is dependent upon the existing or proposed use.

(q) For the C-F zone, refer to zoning Ordinance Section 21.25.070 for minimum area requirements.

(r) The Q and S-P overlay zones allow the City to impose requirements that may be more restrictive or broad than underlying zone standards.