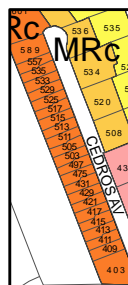


City of Solana Beach OFFICIAL ZONING MAP

Last Update May 2007

ER	Estate Residential 1 DU/Acre
ER-2	Estate Residential 1-2 DU/Acre
LRc	Low Residential 3 DU/Acre
LRd	Low Residential 4 DU/Acre
LMRc	Low-Medium Residential 5 - 7 DU/Acre
LMRd	Low-Medium Residential 8 - 12 DU/Acre
MR	Medium Residential 13-20 DU/Acre
MHR	Medium-High Residential 21-30 DU/Acre
HR	High Residential 31-40 DU/Acre
SC	Special Commercial
LC	Light Commercial
C	General Commercial
LI	Light Industrial
OP	Office Professional
PI	Public / Institutional
ROW	Road Right-Of-Way
LR/SP	Low Residential / Specific Plan
OSR/SP	Open Space Recreation / Specific Plan
OSR	Open Space / Recreation

Inset A

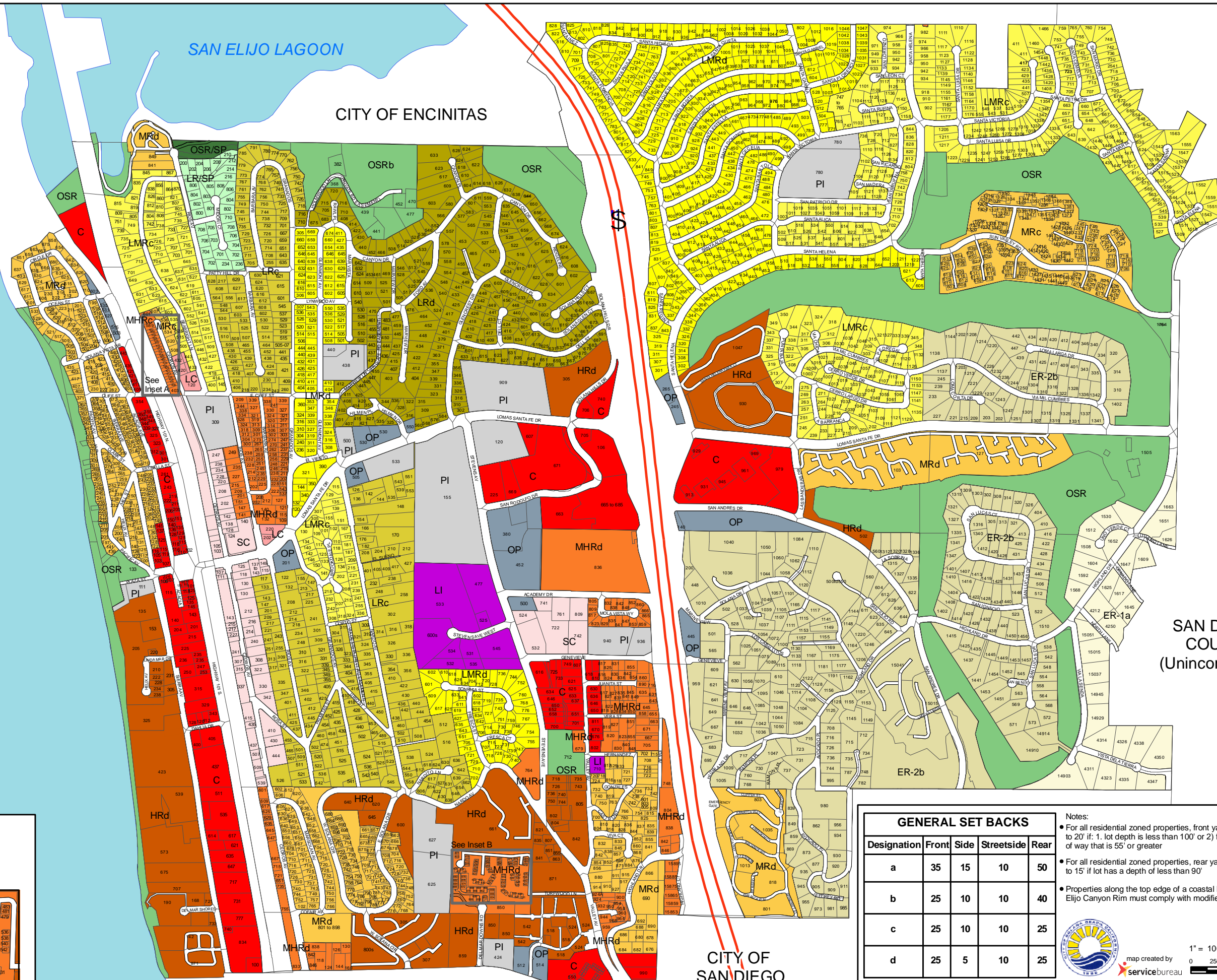


Inset B



1" = 580 ft

0 125 250 500 Feet



GENERAL SET BACKS

Designation	Front	Side	Streetside	Rear
a	35	15	10	50
b	25	10	10	40
c	25	10	10	25
d	25	5	10	25

- Notes:
- For all residential zoned properties, front yard setback is reduced to 20' if: 1. lot depth is less than 100' or 2) fronts on a public right of way that is 55' or greater
 - For all residential zoned properties, rear yard setback is reduced to 15' if lot has a depth of less than 90'
 - Properties along the top edge of a coastal bluff, inland bluff or San Elijo Canyon Rim must comply with modified setback regulations



map created by
servicebureau
1" = 1000 ft
0 250 500 1,000 Feet

SAN ELIJO LAGOON

CITY OF ENCINITAS

CITY OF SAN DIEGO

CITY OF DEL MAR

SAN DIEGO COUNTY
(Unincorporated)