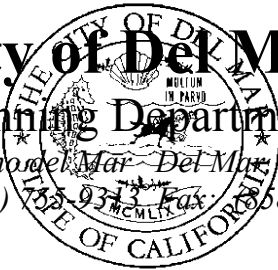


# City of Del Mar

## Planning Department

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### DESCRIPTION OF LAND USE CATEGORIES

<b><u>RESIDENTIAL</u></b>	
<b>R1-40</b>	<p><u>Very Low Density Residential (0 - 1 units/net acre):</u>            This land use category is intended to allow single family development that preserves an open character on land within areas that include steep slopes, bluffs and/or canyons.</p>
<b>R1-14</b>	<p><u>Modified Low Density Residential (1 - 3 units/net acre):</u>            This land use category is intended to allow single family development in areas having environmental sensitivities of similar degree to established neighborhoods having a density below 3 units/net acre.</p>
<b>R1-10</b>	<p><u>Low Density Residential (1 - 4 units/net acre):</u>            This land use category is intended to allow a continuation of the predominately single family residential character that has been historically developed within the Del Mar hills area and at the north end of the beachfront.</p>
<b>R1-5</b>	<p><u>Medium Density Single Family Residential (4 - 8 units/net acre):</u>            This land use category is intended to allow a continuation of a single family residential development and thus to preserve an uncrowded character to areas subdivided into relatively small lots. Existing duplexes shall be allowed to continue as non-conforming uses in this area.</p>
<b>RM- EAST / WEST / CENTRAL / SOUTH</b>	<p><u>Medium Density Mixed Residential (4.4 - 17.5 units/net acre):</u>            This land use category is intended to allow single family development, and conditionally allow duplex development on individual lots of 5,000 square or greater. Existing duplexes shall be allowed to continue. New Duplex development shall be allowed by Conditional Use Permit in areas already containing a substantial number of two-family dwellings where such use will not adversely affect the neighborhood or community as a whole.</p>
	<p><u>Medium Density Multiple Residential (4.4 - 10.9 units/net acre):</u>            This land use category is intended to allow single and multiple family residential development, including duplexes, and preserve insofar as possible a village-like character in areas where predominantly multiple development already exists and is interspersed with vacant land.</p>
<b>R2</b>	<p><u>High Density Residential (8.8 - 12.5 units/net acre):</u>            This land use category is intended to allow single and duplex development on individual lots greater than 7,000 square feet that are within easy walking distance of the Village Center District.</p>

<b><u>COMMERCIAL</u></b>	
<b>CC</b>	<p><u>Central Commercial:</u> This land use category is intended to allow activities that preserve and enhance the Village Center District of Del Mar. Permitted use would include pedestrian oriented retail activities and a limited number of offices. The area along Camino del Mar south of 9<sup>th</sup> Street should be devoted to office/professional usage.</p>
<b>RC</b>	<p><u>Residential Commercial:</u> This land use category is intended to be used as a transition between commercial and residential activities. Permitted uses include a mixture of residential and retail office activities conforming to adjacent residential floor area standards, and with the percentage of commercial floor area not to exceed 30% to 50% of the total floor area. Floor area to lot ratios for such development shall be 30% along Stratford Court.</p>
<b>VC</b>	<p><u>Visitor Commercial:</u> This land use classification is intended to allow activities such as hotels and motels which enable visitors to enjoy the coastal environment. Development should be of a low intensity in keeping with the village character of the community while preserving coastal vistas. Development criteria shall include controls to preserve low to medium density, and informal predominantly low rise type of development with a two story limit. The floor area ratio for each lot shall not exceed that allowed in the medium density residential category.</p>
<b>BC</b>	<p><u>Beach Commercial:</u> This land use classification is limited to areas having high scenic value and/or fragile environmental characteristics, and is intended to allow commercial activities that are in harmony with, rather than in domination of, the character of the coastal environment. Development should result in maximum open space, public access and usage (consistent with commercial uses), extremely low building coverage (approximately 10% to 20%), preferably be limited to single story structures, preserve scenic vistas from adjacent public rights-of-way, and not encroach on beach bluffs. All uses of the Central Commercial category would be conditionally allowed. Uses such as beach orientated commercial activities, bicycle rentals, tennis courts, and a limited number of restaurants should be encouraged. Housing such as condominiums, apartments and hotels and motels are not to be permitted.</p>
<b>PC</b>	<p><u>Professional Commercial:</u> This land use category is intended to allow offices and professional buildings to be located in the southern end of the commercial district, as an orderly transition between retail and residential land use.</p>
<b>NC</b>	<p><u>North Commercial:</u> This land use classification is intended to allow commercial and professional activities that provide a service to the community. Development should be of low intensity and profile, offering substantial open space.</p>
<b><u>MISCELLANEOUS</u></b>	

**Beaches and Bluffs:**

This land use category is intended to preserve beach and bluff land as open space. Due to public rights, inaccessibility or hazard, no private structures are permitted. Uses shall include public walkways and recreation.

**Floodway/Lagoon Habitat:**

The purpose of this land use category is to preserve areas subject to relatively deep and high velocity floodwater by prohibiting uses which would constitute an unreasonable, unnecessarily or undesirably dangerous impediment to the flow of floodwaters. No structures shall be constructed, nor shall any premises be used except for purposes such as apiaries, aviaries, agriculture, and aquaculture, or wildfire habitat restoration. (Also see San Dieguito Lagoon Specific Plan.)

**Public Facilities:**

This land use category is limited to publicly owned land set aside, or in use, to support public schools and governmental offices and facilities.

**Public Parkland:**

This land use category is limited to publicly owned land designated for use as a community park or open space preserve.

**Fairgrounds/Racetrack:**

This land use category includes those lands under the ownerships and jurisdiction of the State of California, 22<sup>nd</sup> District Agricultural Association. Land use and development includes public uses and activities consistent with said ownership, such as Fair and Horseracing events, public concerts, and exhibitions and exhibits.

**Railroad:**

The purpose of this land use category is to allow for a continuance of railroad transportation and open space uses above or adjacent to railroad rights-of-way in Del Mar. Due to landslide danger, single-track usage should not be expanded south of 15<sup>th</sup> Street.

**Special Note:**

In order to implement policies 3-A-2, 3-A-3, 4-D-2, and 1 and 2 under “Residential Area Criteria” on, the City shall make findings supported by public hearings regarding the norm of existing development in single family and duplex neighborhoods, and the threshold of excessive scale and bulk in multiple family neighborhoods and commercial districts. It is understood that the objectives of these policies to regulate floor area is not to unduly restrict development or redevelopment of properties, but to assure that the scale of such development is compatible with the existing coastal village character of Del Mar.





R1 Exceptions:

(\*1) In the R1-5B Zone, properties under common ownership and separated by a street or alley, when one or more such properties are of substandard lot size, shall jointly be considered as one building site for purposes of determining allowable floor area ratio and lot coverage.

(\*2) The building height limit for properties located within the Bluff, Slope and Canyon (BSC) Overlay Zone shall be fourteen (14) feet unless specific findings are made pursuant to section 30-5.3.3 of the chapter which may permit a height limit up to, but not to exceed, the maximum height limit as specified herein.

(\*3) The minimum required front yard for properties located along the west side of Ocean Front in the R1-5B Zone shall be five (5) feet.

(\*4) In the R1-10B and R1-5B Zones, a lot line building shall be permitted within the side yards when jointly and cooperatively requested by adjacent property owners, providing that the orientation of the dwellings to each other and the adjoining properties permits full and open access to light and air. When such a side yard lot line building is permitted, it will be restricted to one side yard of any one building site and the other opposite side yard shall have twice the normally required side yard dimension. A lot line building shall be permitted only for the first story portion of a one or two story building. A joint agreement between property owners requesting a lot line building shall be filed with the City Clerk and recorded with the Office of the County Recorder prior to construction of said lot line building.

(Ord. No. 276, Sec. 2)

RM Exceptions:

(\*1) In the RM-West Zone, properties under common ownership and separated by a street or alley, when one or more such properties are of substandard lot size, shall jointly be considered as one building site for purposes of determining allowable floor area ratio and lot coverage.

(\*2) The minimum required front yard for properties located along the west side of Ocean Front in the RM-West Zone shall be five (5) feet.

(\*3) In the RM-West Zone, a lot line building shall be permitted within the side yards when jointly and cooperatively requested by adjacent property owners, providing that the orientation of the dwellings to each other and the adjoining properties permits full and open access to light and air. When such a side yard lot line building is permitted, it will be restricted to one side yard of any one building site and the other, opposite, side yard shall have twice the normally required side yard dimension. A lot line building shall be permitted only for the first story portion of a one or two story building. A joint agreement between property owners requesting a lot line building shall be filed with the City Clerk and recorded with the Office of the County Recorder prior to construction of said lot line building.

(\*4) In the RM-South Zone, the interior side yard may be reduced to seven and one-half feet for single family and duplex development.

Other Exceptions:

(\*1) Every lot zoned CC having a common boundary with property zoned R1, RM, R2 shall have a minimum ten (10) foot wide landscaped setback from such common boundary.

(\*2) A minimum ten (10) foot wide landscaped setback shall be required on BC zoned property along any common boundary of residentially zoned property.

(\*3) South of Carmel Valley road, the building height on property zoned BC may be extended to twenty-six (26) feet providing the structure(s) and appurtenances do not exceed four (4) feet above the highest natural grade elevation of the lot.

(\*4) The maximum permitted lot coverage (percent of lot area) and the minimum permitted floor area ratio on property zoned BC may each be increased up to twenty (20) percent, subject to an approved conditional use permit.

(\*5) A minimum ten (10) foot wide landscape setback shall be required on PC zoned property along any common boundary of residentially zoned property.

(\*6) All structures on property zoned PC fronting on the west side of Camino de Mar shall not exceed fourteen (14) feet in height above the curb level adjacent to the site on Camino del Mar.

(\*7) No development on NC zoned property shall be located closer than twenty-five (25) feet from a floodway zone, and a minimum ten (10) foot wide landscaped setback shall be required on any NC zoned property along any common boundary of residentially zoned property.

(\*8) A minimum ten (10) foot wide landscaped setback shall be required on VC zoned property along any common boundary of residentially zone property.

(\*9) All structures on VC zoned property fronting on the west side of Camino del Mar shall not exceed fourteen (14) feet in height above the curb level adjacent to the site on Camino del Mar.