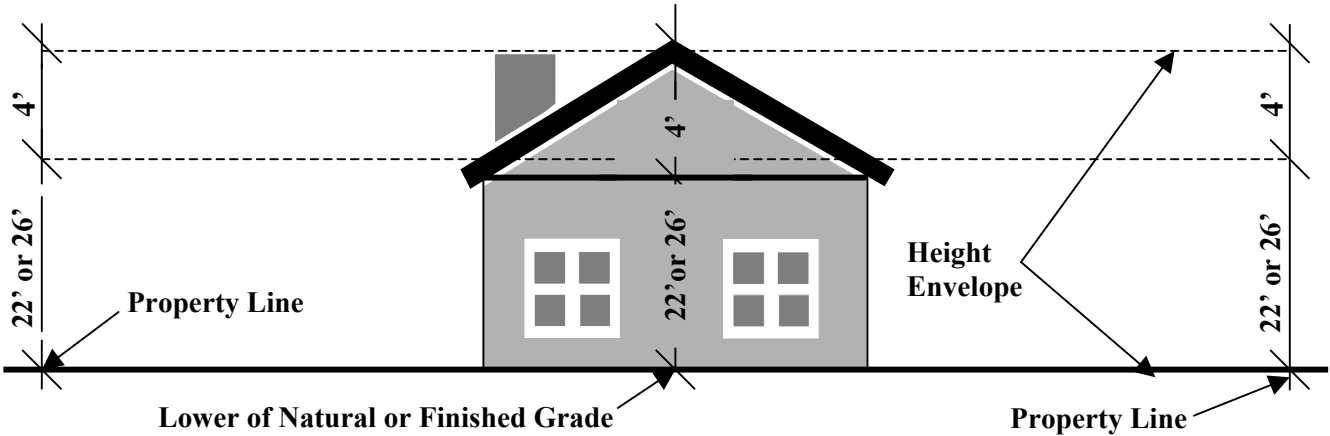


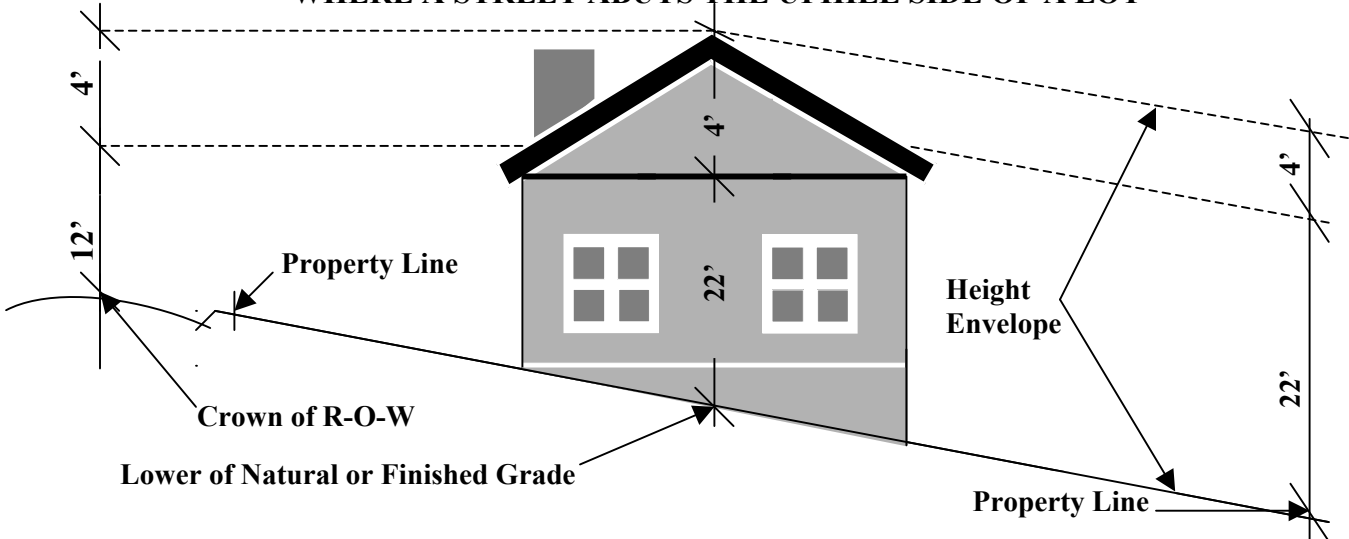
RESIDENTIAL HEIGHT REGULATIONS

(Not to Scale – For Illustration Purposes Only)

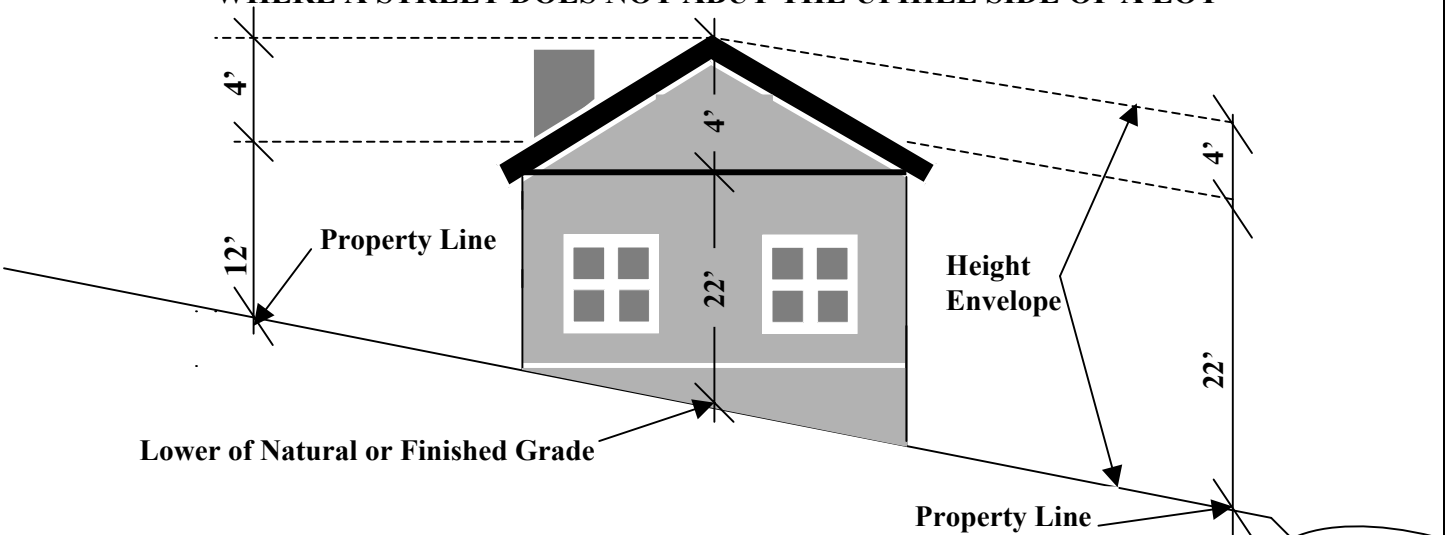
LOTS WITH LESS THAN 10% AVERAGE LOT SLOPE (26 ft. for RR to RR-1 zones Citywide and RR through RR-2 in Olivenhain not including substandard lots)

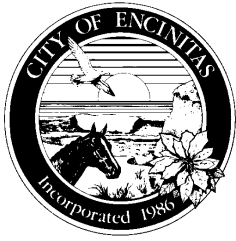


ON LOTS IN R-3 TO R-25 ZONES WITH GREATER THAN 10% AVERAGE LOT SLOPE WHERE A STREET ABUTS THE UPHILL SIDE OF A LOT



ON LOTS IN R-3 TO R-25 ZONES WITH GREATER THAN 10% AVERAGE LOT SLOPE WHERE A STREET DOES NOT ABUT THE UPHILL SIDE OF A LOT





CITY OF ENCINITAS RESIDENTIAL HEIGHT REGULATIONS

Definition of “Building Height”: The vertical distance from the lower of natural or finished exterior grade adjacent to the structure, to the highest portion of the structure immediately above. When a basement element or underground structure exists or is proposed, height is measured from the finished grade (above the underground parking or basement element) provided the finished grade is at or below the previous natural grade, to the highest portion of the structure immediately above.

Pursuant to City of Encinitas Municipal Code Section 30.16.010B.7:

The following standards shall apply to building height limits for residential building:

- A. The standard height limit for residential buildings shall be the lesser of two stories or the following height, all as measured to the top of a flat roof (or in the case of a pitched roof to the top of the roof immediately above the exterior plane of the wall below, including roofing material):
 - 26 feet – RR to RR-1 zones citywide, RR through RR-2 in the Olivenhain Community.
 - 22 feet – RR-2 (except Olivenhain Community) and higher zones, and substandard lots in the Olivenhain Community.
- B. **On lots in R-3 to R-25 zones with greater than ten (10) percent slope:**
 - The building height at the uphill side of the lot shall not exceed twelve (12) feet above the crown of the right of way. Where a street does not abut the uphill side of the sloped lot or a panhandle portion of a lot exists, this measurement shall be made at the property line located at the uphill side of the lot (excluding the panhandle of a lot) except as provided below. In no case shall the building exceed the applicable standard height limit at any point unless provided by the Code. Lot slope shall be determined in accordance with 30.16.010B7a2.
 - **Average Lot Slope:** For purposes of determining which standard height envelope applies to a given property, the average lot slope within the building envelope (the area within the required building setback lines) must be established. The average lot slope is determined by calculating the total change in elevation from setback line to setback line (rise/run), and is established by placing three run-lines across the property and taking the combined average slope of the three lines. The lines are to be placed at right angles to the contour lines.
 - Bluff-top properties with one property line located at the lower portion of the bluff shall not be subject to a designation of greater than 10% lot slope. Unless, using the method of measurement described above, the portion of the property between the edge of the bluff and the opposite setback line is determined to exceed 10% average slope
- C. In all zones, pitched roof elements such as towers (maximum diagonal dimension of 12 feet), hips, gables, and spires may extend no more than 4’ above the permitted standard height limit. A roof that extends above the permitted standard height limit shall have a minimum 3:12 pitch. Barreled roofs and roof decks shall be permitted provided the design of the roof or deck railings do not extend beyond the envelope of a projected pitch roof as authorized.
- D. **Chimneys** may project a maximum of two (2) feet above the applicable 16 or 26 foot building height (maximum permitted height plus 4 feet for permitted projections), provided the width of the chimney does not exceed 30 inches in any dimension. **Note: Chimneys shall not exceed 30 feet tall.**
- E. Existing residential structures in the **New Encinitas Community** constructed at a height exceeding the aforementioned 22 ft./26 ft. height may be remodeled or added to at the height of the existing structure. The height of the existing structure shall be documented through a height survey or other manner found satisfactory by the Director, and the proposed addition/remodel must also maintain substantially the same design character as the existing structure, also to the satisfaction of the Director.

(Rev. 3/22/05)