

**Article 10C Coastal Residential Districts (Coastal Zone – Except Downtown Area)**

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**1010C Specific Purposes**

In addition to the general purposes listed in Article 1, the specific purposes of the coastal residential districts are to:

- A. Provide appropriately located areas for residential development that are consistent with the General Plan and with standards of public health and safety established by the City Code.
- B. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.
- C. Promote development of housing affordable by low- and moderate-income households by providing a density bonus for projects in which a portion of the units are affordable for such households.
- D. Protect residential areas from fires, explosions, landslides, toxic fumes and substances, and other public safety hazards.
- E. Protect adjoining single-family residential districts from excessive loss of sun, light, quiet, and privacy resulting from proximity to multifamily development.
- F. Achieve design compatibility with surrounding neighborhoods.
- G. Provide sites for public and semipublic land uses needed to complement residential development or requiring a residential environment.
- H. Ensure the provision of public services and facilities needed to accommodate planned population densities.
- I. The purpose of the R-T zone is intended to accommodate tourist and year-round visitor-serving uses to serve all income levels. The R-T zone is primarily designed on shorefront property in order to optimize access to the beach.

All references to gross acre in this Article exclude undevelopable land, as defined by the General Plan Land Use Element.

### **1020C General Criteria**

The following general criteria are hereby established for use in the classification or reclassification of land to the R-1/CZ, R-3/CZ and R-T/CZ zone:

1. General Plan and Local Coastal Program– Compliance with the General Plan and the Local Coastal program where applicable, shall be established.
2. Location – R-1/CZ and R-T/CZ residential areas shall be located with primary access on a public street. R-3/CZ residential areas shall be located with primary access to a major or secondary street as shown on the Major Street Plan having a pavement width of not less than 56 feet unless specifically exempted by the Planning Commission and/or City Council.
3. Need – A demonstrated public need shall be established.
4. Public Services – The existing public services such as schools, police, and fire protection shall be available or adequate alternatives shall be provided to insure availability of those services upon occupancy.
5. Utilities – The existing utility system (water, sewer, drainage, electrical, gas and communications facilities) are adequate or new systems shall be constructed to adequately serve the proposed development(s).

### **1030C R-1/CZ, R-3/CZ and R-T/CZ Districts**

#### Land Use Regulations

In the following schedule, the letter "P" designates use classifications permitted in residential districts. The letter "U" designates use classifications permitted on approval of a use permit, as provided in Article 41. The letters "P/U" designate use classifications permitted on the site of a permitted use, but requiring a use permit on the site of a conditional use. Letters in parentheses in the "Additional Regulations" column refer to "Additional Use Regulations" following the schedule.

All projects on R-3/CZ designated properties, with the exception of a single-family dwelling or a two-family dwelling, must file a development plan pursuant to the provisions of Article 43 of the Oceanside Zoning Ordinance.

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**R-1/CZ, R-3/CZ and R-T/CZ  
DISTRICTS:  
LAND USE REGULATIONS**

P - Permitted  
U - Use Permit  
- - Not Permitted

	<b>R-1/CZ</b>	<b>R-3/CZ</b>	<b>R-T/CZ</b>	<b>Additional Regulations A, B, C, D, E, F, G, H, I, J, K, L, M, N, Z</b>
Accessory Uses & Structures	P	P	P	
Airports, Heliports, Landing Fields	-	-	U	
Amusement Parks	-	-	U	
Apartments - 20 units or more	-	U	U	
Apartments - less than 20 units (subject to R-3 standards)	-	P	P	
Clubs & Lodges	U	U	U	
Cemetery	-	-	U	
Day Care, General	U	U	U	
Day Care, Limited	P	P	P	
Food and Beverage Kiosk	-	-	U	
Golf Courses (mini), Driving ranges	-	-	U	
Golf Course (public or private)	U	U	U	
High-rise Structures	U	U	U	(X)
Horticulture, Limited	P	P	-	
Hospitals	U	U	U	
Hotels, Motels, Timeshares	-	-	U	
Mobile Home Parks	U	U	U	
Recreational Vehicle Parks	-	U	-	(Y)
Multifamily Residential	P	P	P	(P, Q, R, S)
Natural Mineral Resources	U	U	U	
Single Family Residential	P	P	P	(C,P, Q, U, V)
Parking Lots or Structures	-	P	U	(T)
Public Buildings or Lands owned and/or operated by City, State, Fed.	U	U	U	
Utilities, Major	U	U	U	
Utilities, Minor	P	P	P	
Religious Assembly	U	U	U	(O)
Residential Care, General	U	U	-	
Residential Care, Limited	P	P	P	
Equestrian Facilities	U	-	-	
Schools/ Colleges (public or private)	U	U	U	
Sewage Disposal Plants	U	U	U	
Supportive Housing	P	P	P	
Tourist Cottages & Summer Rentals	-	-	P	
Transitional Housing	P	P	P	

(Bold/underlined/italicized or stricken text indicates City Council adopted revisions, in effect in inland areas only.  
California Coastal Commission certification of a LCPA for coastal zone properties is currently pending.)

**R-1/CZ, R-3/CZ, and R-T/CZ Districts:  
Additional Use Regulations**

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- (A) See Section 3002: Relocated Buildings (use permit required)
- (B) See Section 3003: Exterior Materials in R Districts
- (C) See Section 3041: Child Care Facility
- (D) See Section 3007: Home Occupations
- (E) See Section 3031: Bed and Breakfast Inns
- (F) See Section 3030: Timeshare Resorts
- (G) See Article 39: Wireless Communication Facilities
- (H) See Section 3005: Nonresidential Accessory Structures and Section 3006: Accessory Dwelling Units
- (I) See Section 3119: Driveways and Carport Design and Location in R Districts
- (J) See Section 3008: Swimming Pools and Hot Tubs
- (K) See Section 3033: Mobile Homes
- (L) See Section 3034: Animals
- (M) See Section 3035: Live/Work Quarters
- (N) See Article 35: Nonconforming Uses and Structures
- (O) See Section 3004: Religious Assembly Yard Requirements
- (P) R-1/CZ & R-3/CZ Zone: A two-family dwelling may be constructed when the lot upon which it is located has a side line abutting a lot or lots zoned R-3, O-P, R-T, C-1 or C-2, but in no case shall the property used for such two-family dwelling consist of more than one lot nor be more than ninety (90) feet in width, whichever is the least.
- (Q) R-1/CZ & R-3/CZ Zone: Zero lot line development, including “twin homes” and patio homes are permitted, subject to the development standards contained in Section 3025 and the approval of a Development Plan.
- (R) R-3/CZ Zone: Two-family dwellings are permitted, provided if a one-family dwelling

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existed on such lot on the effective date of this ordinance a second one-family dwelling may be erected, provided also that on corner lots two single-family homes may be erected if one house faces the street upon which such lot fronts and the other house faces upon the side street.

- (S) R-3/CZ Zone: A three-family or a four-family dwelling is permitted, when the side line of the lot abuts lots zoned for R-T/CZ, C-1/CZ or C-2/CZ but in no case shall the property used for such three or four-family dwelling consist of more than one lot, or be more than ninety feet in width, whichever is the least.
- (T) R-3/CZ Zone: A public parking area is permitted, when developed under appropriate provisions of Article 31 where the lot on which it is located abuts upon lots zoned for commercial or industrial purposes.
- (U) R-T/CZ Zone: Single family residential, subject to R-1/CZ development standards.
- (V) Bedrooms in a dwelling unit may be rented for occupancy by not more than six persons
- (W) RESERVED
- (X) The Planning Commission shall determine from the evidence presented at the hearing that all of the following facts exist:
  - (a) The proposed building or structure at the particular location and under the proposed conditions of development has complied with good planning practices, including provisions for height, building bulk, yards, open space, lot coverage, grading and related public health, safety and convenience features, and will provide for the preservation of the general welfare of the community as if developed to the height limits imposed by the provisions of the appropriate zone.
  - (b) The proposed building or structure will comply with the regulations and conditions specified in the Building Code for such structures.
  - (c) For properties located in the Coastal Zone, the proposed building or structure shall comply with the regulations specified in the Local Coastal Program.
  - (d) The granting of an exception will not adversely affect any adopted plan of any governmental agency.

The Planning Commission may modify or further restrict setback requirements, maximum height, off-street parking, and landscaping requirements upon a specified finding being made that it is necessary to provide for a more aesthetically pleasing project or necessary for the preservation of health, safety, peace or general welfare of persons living in or near the project.

- (Y) See Section 3029: Recreational Vehicle Parks.

(Z) See Section 3012: Maximum Dwelling Unit Occupancy

**1040 R-1/CZ, R-3/CZ, and R-T/CZ Districts**

Property Development Regulations

The following schedule prescribes development regulations for residential districts. The schedule establishes basic requirements for permitted and conditional uses; letters in parentheses in the "Additional Regulations" column refer to "Additional Development Regulations" following the schedule.

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**R-1/CZ, R-3/CZ and R-T/CZ Districts  
PROPERTY DEVELOPMENT REGULATIONS**

	<b>R-1/CZ</b>	<b>R-3/CZ</b>	<b>RT</b>	<b>Additional Regulations</b>
				(A,B,C,D,E,M,Q,Z,DD)
Density:				
Min. Site Area / Unit (sq.ft.)	6,000	1,000 (lots west of I-5) 1,500 (lots east of I-5)	1,000	
Minimum Lot size:	6,000	6,000	6,000	
Minimum Lot depth (ft.):	100	100	100	
Minimum Lot Width (ft.):	60 - 125	60	60	(X)
Minimum Yards:				(G,P,T,W,AA,BB,CC)
Front (ft.)	20	20	10	(F,O,S)
Side (ft.)	10% lot width 3ft (min) /5ft (max)	10% lot width 3ft (min) /5ft (max)	3	(U)
Corner Side (ft.)	10	10	3	
Rear	15	15	6	(V)
Coastal Stringline Setback				(H)
Horse Yard Areas	See Section 3034			(P)

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CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE

**R-1/CZ, R-3/CZ, and R-T/CZ Districts**  
**PROPERTY DEVELOPMENT REGULATIONS** (continued)

	<b>R-1/CZ</b>	<b>R-3/CZ</b>	<b>R-T/CZ</b>	<b>Additional Regulations</b>  (A,B,C,D,E,M,Q,Z,DD)
Maximum Height (ft.)	lesser of 35ft. or 2 stories	lesser of 35ft. or 3 stories	lesser of 35ft. or 3 stories	(I,Y)
Maximum Coverage	40%	60%	-	
Site Landscaping				(EE, <u>HH</u> )
Fences and Walls	See Section 3040			(K)
Off-Street Parking/Loading	See Article 31 <u>and Section 3048</u>			(L,N, <u>GG</u> )
Signs	See Article 33			
Screening	See Section 3021			
Refuse Storage Areas	See Section 3022			
Underground Utilities	See Section 3023			
Performance Standards	See Section 3024			
Nonconforming Structures	See Article 35			
Vehicular Access	See Section 3114			
Outdoor Storage				(R)
Public Access Requirements	See Section 3045			
<b><u>Renewable Energy Facilities</u></b>	<b><u>See Section 3047</u></b>			<b><u>(FF)</u></b>

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<b><u>Electric Vehicle Parking and Charging Facilities</u></b>	<b>See Section 3048</b>	<b>(GG)</b>
<b><u>Urban Forestry</u></b>	<b>See Section 3049</b>	<b>(HH)</b>

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**R-1/CZ, R-3/CZ, and R-T/CZ DISTRICTS:  
Additional Development Regulations**

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- (A) See Section 3032: Affordable Housing Density Bonus.
- (B) The Planning Commission, for projects with more than four units, or the City Planner, for projects with four or fewer units, may authorize an increase in density up to the maximum potential density for a project exceeding standards established by City Policy if the Commission or the City Planner, as the case may be, finds the project conforms to the provisions of Section 2.3 of the Land Use Element of the General Plan. No permit shall be granted that would directly or indirectly allow the maximum potential density to be exceeded unless specifically allowed by Section 1.13(H) of the Land Use Element of the General Plan for the Loma Alta, Fire Mountain and South Oceanside Neighborhood Planning Areas. An increase in density up to the maximum potential density may also be approved when the applicant elects to reserve units for low-income households in accordance with Municipal Code section 14C.7. In such cases, projects remain subject to the provisions of Section 2.3 of the land Use Element of the General Plan.
- (C) See Section 3013: Development on Substandard Lots.
- (D) See Section 3014: Development on Lots Divided by District Boundaries.
- (E) The minimum site area shall be 12,000 square feet for General Day Care, General Residential Care, and Public and Private Schools.
- (F) See Section 3016: Front Yards in R Districts.
- (G) Permitted Projections into Required Yards.
  - (1) In All Districts. See Section 3015: Building Projections into Yards and Courts.
  - (2) Accessory Structures. See Section 3005: Nonresidential Accessory Structures; Section 3006: Accessory Dwelling Units; and Section 3119: Driveways and Carport Design and Location in R Districts.
- (H) Buildings or structures located on lots contiguous to the shoreline, shall be compatible in scale with the existing development and shall not extend further seaward than the line established on the Stringline Setback Map. Appurtenances such as open decks, patios, and balconies may be allowed to extend seaward of the Stringline Setback line, providing that they do not substantially impair the views from adjoining properties.
- (I) No buildings or structures shall be erected or enlarged unless such building or structure complies with the height regulations for the zone in which the building or structure is located or proposed to be located. For purposes of determining the height of a building or

structure, the average finished grade of the parcel on which the building or structure is located shall be used.

On through lots one hundred fifty (150) feet or less in depth, the height of a building on such lot may be measured from the sidewalk level of the street on which the building fronts.

On through lots more than one hundred fifty (150) feet in depth, the height regulations and basis of height measurements for the street permitted the greater height shall apply to a depth of not more than one hundred fifty (150) feet from that street.

(J) RESERVED

(K) The maximum height of a fence or wall, including retaining walls shall be 6 feet except in required front yards abutting a street where the maximum height shall be 42 inches. Fences in front yards abutting a street may be up to 5-feet in height, if the fence material above 42 inches is decorative in appearance and 75 percent open. "Chainlink" or similar materials are not an acceptable decorative material for fences above 42 inches in height. In addition, all fences and walls shall be subject to the driveway visibility requirements of Section 3115 and all retaining walls over 4 feet in height shall be planted and irrigated. Tennis court fencing shall be a maximum height of 12 feet and shall not be located within any required yard. Side yard fencing located on properties between the sea and the first coastal road shall be designed to maintain views and shall be at least 75 percent open.

(L) See Article 31: Off-Street Parking and Loading Regulations.

(M) Any portion of a lot subject to an easement for a major overhead electrical transmission line, vehicular access easement, permanently maintained open space easement, or public-access corridor shall be excluded in determining compliance with the minimum lot area and yard requirements, and the yard development standards shall be measured from the easement line closest to the structure.

(N) Vehicles shall not be parked in a required front, yard area and shall not project beyond the front building line of the principal structure on a site, provided that such vehicles may be parked on an approved driveway. Vehicles may not be connected to utilities or be used for habitation. Boats, trailers, and other non-motorized vehicles parked on driveways are subject to the provisions of Oceanside Traffic Code 13.25. All vehicles parked in side or rear yard areas must meet the following guidelines:

- (1) Vehicles must be parked behind a 6' high view-obscuring fence.
  - (2) Vehicles must be parked on an acceptable surface of gravel, brick, or another paving surface.
  - (3) Vehicles or portions thereof, which are visible from public or adjacent private property, must be maintained in good appearance and condition at all times, i.e. free of rust, dilapidated tarps or coverings, or deteriorated paint.
  - (4) Vehicles must not block exterior windows or doors of habitable space in a dwelling.
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- (5) Vehicles must not block access to utility boxes or meters.
- (6) At least one 36" clear side yard access aisle to the rear yard must be maintained on the property.

### Exemption:

Owners of 51 percent or more of the land in a defined planning neighborhood or subdivision may file an exemption to the above front yard parking limitations by obtaining from the City and completing an Application for Exemption and providing a supporting petition with the required number of property owner signatures. The completed application and petition must be submitted to the Development Services Department on approved forms and shall include the following:

- (1) A statement of purpose and explanation of why the exemption should apply to the defined planning neighborhood or subdivision;
- (2) A map indicating the boundaries of all lots in the proposed exemption area;
- (3) Proof of notification of intent to apply for neighborhood exemption to all owners of record within the defined planning neighborhood or subdivision.

The Development Services Department shall verify that all information submitted on the application meets the designated criteria and shall verify all petition signatures. The Development Services Department shall not act on an application and petition unless in the sole discretion of the Development Services Director, the application is complete and all criteria have been met.

If the Application for Exemption is approved, the following restrictions shall apply for additional parking in the front yard setback area:

- (1) Additional parking areas must meet the driveway design requirements of Oceanside Zoning Ordinance Section 3119.A.
  - (2) The total paved parking area in the front yard setback, including the existing approved driveway, must not exceed one-third coverage of the front yard area.
  - (3) The additional parking area must not create any vehicular or pedestrian sight hazards or block emergency ingress/egress to any habitable space in a dwelling.
  - (4) Vehicles are not permitted to drive across sidewalks.
  - (5) Additional driveway curb cuts are not permitted.
- (O) Each street frontage on an interior lot double frontage lot and the two shortest street frontages on a corner lot shall be deemed a front lot line and front yard and corner side yard setback requirements of the base district shall be met.
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(P) Buildings along The Strand shall be designed so that when viewed from the beach, the visual impact is minimized to the maximum extent possible.

(Q) Projects exceeding base density allowances are subject to alternative inclusionary housing requirements as established in Municipal Code Chapter 14C. When such projects reserve units for low-income households in accordance with Municipal Code section 14C.7, they are eligible for the following concessions to building height and parking standards:

Building Height: One additional story, not to exceed eight (8) additional feet above the maximum height for the surrounding zoning district.

Parking: One (1.0) parking space per market-rate studio and one-bedroom unit; 1.5 parking spaces per market-rate unit exceeding one bedroom; 0.5 parking space per reserved studio unit; one (1.0) parking space per reserved one-bedroom unit; 1.25 parking spaces per reserved two-bedroom unit; 1.5 parking spaces per reserved unit exceeding two bedrooms.

While these concessions to building height and parking standards are granted without the benefit of a variance, they do not preclude the discretionary review process, through which project approval will be contingent upon neighborhood compatibility, mitigation of massing impacts, compliance with the California Environmental Quality Act, and other considerations that may have the effect of limiting the overall bulk and scale of proposed development.

(R) In R-3/CZ and R-T/CZ Districts, each unit shall be provided with a minimum 160 cubic feet of enclosed outdoor storage area which shall be provided in garages, carports or patio areas and in which one dimension shall be at least 6 feet. Individual garages serving one unit shall be exempt from this requirement.

(S) Every lot which allows apartment development and is located west of Interstate 5 shall have a minimum front yard setback area of not less than fifteen feet.

(T) Lots located on Coast Highway between Wisconsin Avenue and the southern City limits shall maintain a fifty-foot setback from the centerline of Coast Highway.

(U) One zero side yard setback is allowed in the R-1/CZ and R-3/CZ zones provided that the opposite side yard setback has at least ten feet and further provided that all appropriate provisions of applicable Building Code(s) are met. In addition, when a property owner has been required to dedicate a vertical public coastal access way along the side yard of a parcel, the area dedicated may count toward a side yard setback foot to foot up to five feet on that parcel.

(V) A minimum rear yard setback of ten (10) feet shall be maintained for enclosed patios and patio awnings.

Lots which rear upon an alley shall maintain a five (5) foot setback.

When two lots are separated by a slope bank of twenty (20) feet or more the uphill lot need not provide any setback provided that all building codes and grading ordinance provisions

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are met and that a five (5) foot high fence be built on the property.

Lots which rear upon land to be permanently maintained as open space need not have a rear setback.

- (W) Except as provided in this Article, every required yard shall be open and unobstructed from the ground to the sky. No yard or open space provided around any building for the purpose of complying with the provisions of this ordinance shall be considered as providing a yard or open space for any other building, and no yard or open space on any adjoining property shall be considered as providing a yard or open space on a building-site whereon a building is to be erected.
- (X) In the R-1/CZ zone, every lot created after the effective date of this ordinance shall have a minimum lot width as follows:

Lots designated on the zoning map as requiring a minimum lot area between:

- 0 to 9,999 square feet – 60-foot lot width
- 10,000 to 14,999 square feet – 70-foot lot width
- 15,000 to 19,000 square feet – 100-foot lot width
- 20,000 and over square feet – 125-foot lot width

Lots in the R-3 zone created after the effective date of this ordinance shall maintain a lot width of not less than sixty (60) feet at the rear line of the required front yard.

Corner lots – Corner lots in any zone shall have a minimum lot width of seventy (70) feet.

Cul-de-sacs – Lots located on a cul-de-sac shall have a minimum lot width at the front property line of forty (40) feet.

Curved street sections – Lots located on a curved street section shall have a minimum lot width at the front property line of forty-five (45) feet.

- (Y) See Section 3018 Exceptions to Height Limits.

Projects that exceed base density allowances and reserve units for low-income households in accordance with Municipal Code Section 14C.7 are eligible for one additional story, not to exceed eight (8) additional feet above the maximum allowable height for the surrounding zoning district. While this concession is granted to qualified projects without the benefit of a variance, it does not preclude the discretionary review process, through which project approval may be contingent upon neighborhood compatibility, mitigation of massing impacts, compliance with the California Environmental Quality Act, and other considerations that may have the effect of limiting the overall bulk and scale of development.

- (Z) Placement of buildings on any lot shall conform to the following:

- (1) No building shall occupy any portion of a required yard.
- (2) The distance between buildings used for human habitation and accessory buildings shall be ten (10) feet.

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- (3) A non-dwelling accessory building may be built to the rear lot line and to one side lot line only within the rear forty (40) percent of the lot provided to where a lot rears upon an alley, the building shall maintain a distance of not less than five (5) feet from the rear lot line.
  - (4) On a reversed corner lot an accessory building may be built to the interior side lot line when located to the rear of the required side yard, but no building shall be erected closer to the property line of any abutting lot to the rear than the equivalent of the required interior side yard on such reversed corner lot, and further provided that if such reversed corner lot rears upon an alley, an accessory building shall maintain a distance of five (5) feet from the rear lot line.
  - (AA) Where two or more buildings are, by definition of this ordinance, considered main buildings, then the front yard requirement shall apply only to the building closest to the front lot line.
  - (BB) The minimum width of the side yard upon which a primary entrance to a dwelling unit is provided shall be no less than ten (10) feet.
  - (CC) Where two-family dwellings or multiple-family dwellings, group houses, court apartments or row dwellings are arranged so that the rear of such dwellings abut upon the side yards, and such dwellings have openings onto such side yards used as secondary means of access to the dwellings, the required side yards to the rear of such dwellings shall be increased by one (1) foot for each dwelling unit having such an entrance or exit opening into or served by such yard, provided such increase need not exceed five (5) feet.
  - (DD) The following base density allowances shall apply for the purpose of determining inclusionary housing requirements:
    - (1) R-1/CZ properties shall have a base density allowance of one (1) dwelling unit per 12,100 square feet of lot area (i.e., 3.6 dwelling units per acre).
    - (2) R-3/CZ properties located on the west side of Interstate 5 shall have a base density allowance of one (1) dwelling unit per 1,500 square feet of lot area (i.e., 29 dwelling units per acre).
    - (3) R-3/CZ properties located on the east side of Interstate 5 shall have a base density allowance of one (1) dwelling unit per 2,900 square feet of lot area (i.e., 15 dwelling units per acre).
    - (4) R-T/CZ properties shall have a base density allowance of one (1) dwelling unit per 1,500 square feet of lot area (i.e., 29 dwelling units per acre).
  - (EE) See Article 3019: Landscaping, Irrigation and Hydroseeding.
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- (FF)** **Certain residential projects are required to implement renewable energy facilities, in accordance with ZO Section 3047.**
- (GG)** **Certain residential projects are required to implement electric vehicle parking and charging facilities, in accordance with ZO Section 3048.**
- (HH)** **Certain residential projects are required to implement urban forestry measures, in accordance with ZO Section 3049.**

**1060 Review of Plans**

All projects shall be reviewed in accordance with applicable procedures of the Coastal Permit Handbook.