

Building Codes & Development Standards

Balboa Lot – Del Mar

The property is approximately 22,215 square feet in area and is located in the R1-10 Zone. The development of a single-family residence is permitted with the approval of a Design Review Permit and Coastal Development Permit and any associated discretionary permits.

The property development standards of the R1-10 zone are as follows:

- **Standard R1-10 Zone**
- **Minimum Lot Size 10,000 square feet**
- **Front Yard Setback 20 feet**
- **Rear Yard Setback 25 feet**
- **Side Yard Setback 7.5 feet**
- **Maximum Building Height 26 feet**
- **Maximum FAR 25%**
- **Maximum Lot Coverage 40%**

Based on the development standards, the subject property can accommodate the development of a single-family residence of similar size to neighboring properties. It has not yet been determined whether a dwelling size can be built on the gross or net lot size. FAR-exempt basement construction would be available as a design option, as with other properties in the vicinity. Water and sewer facilities are available in the area. A subdivision of the lot into two parcels is possible. A lot split is a discretionary process involving a Planning Commission review and City Council approval.

Source: City of Del Mar

