



**NIGUEL SHORES COMMUNITY  
RESIDENTIAL DEVELOPMENTAL STANDARDS**

DEVELOPMENT STANDARDS	NIGUEL SHORES ZONING DISTRICTS								
	NS A <i>Broadmoor</i> Rules 3153-3155	NS B <i>Custom</i> Rules 3162-3164	NS C <i>Breakers Isle</i> Rules 3165-3167	NS D, E, F <i>Shores Garden</i> Rules 3159-3161	NS G <i>Berkus</i> Rules 3149-3151	NS H, I, J <i>Sea Terrace I Townhomes</i> Rules 3142-3144	NS K, L <i>Atlantic Garden</i> Rules 3156-3158	NS M <i>Sea Terrace II Townhomes</i> Rules 3142-3144	NS N <i>Villas</i> Rules 3145-3148
Maximum Height:	May not exceed original roof height Rule 3104.2	15 ft Rule 3162.2a	24 ft/ 2 story Rule 3165	22 ft/ 2 story Rule 3159.2	May not exceed original roof height Rule 3149	May not exceed original roof height Rule 3142.1	May not exceed original roof height Rule 3104.2	May not exceed original roof height Rule 3142.1	May not exceed original roof height Rule 3145
Minimum Front Yard Building Setback:	20 ft Rule 3153.5	4 ft Rule 3163.3	2 ft Rule 3166.3	20 ft/ front entering garages Rule 3159.8 25 ft/ side entering garages Rule 3159.9	20 ft Rule 3151.4	20 ft Rule 3142.3d	20 ft/ front entering garages Rule 3156.3 25 ft/ side entering garages Rule 3156.7	20 ft Rule 3142.3d	20 ft Rule 3147.6
Minimum Side Yard Setback:	5 ft/ building 3 ft/ overhang Rule 3153.2	5 ft/ building 3 ft/ overhang Rule 3163.1	5 ft/ building 3 ft/ overhang Rule 3166.1	3 ft if existing or 5 ft if existing Rule 3159.3	5 ft/ building 3 ft/ overhang Rule 3151.1	3 ft/ if existing 5 ft/ if existing Rule 3142.3a/b	5 ft Rule 3156.2 0 / “zero lot line” Rule 3156.3	3 ft/ if existing 5 ft/ if existing Rule 3142.3a/b	3 ft/ if existing Rule 3147.2 5 ft/ if existing Rule 3147.1 0 / “zero lot lines” Rule 3147.3
Minimum Rear Yard Setback:	10 ft from top of slope Rule 3153.6	10 ft from top of slope Rule 3163.2	Must Remain as Existing Rule 3166.2	3 ft 10 ft from top of slope Rule 3159.5/6	10 ft from top or toe of slope Rule 3151.2	3 ft or 10 ft from top of slope Rule 3142.3e	3 ft unless property has rear “zero lot line” Rule 3156.4	3 ft 10 ft from top of slope Rule 3142.3e	10 ft from top of slope Rule 3147.4/5
Second Story Addition to an Existing One Story Building:	No second stories allowed Rule 3153.1	No second stories allowed Rule 3162.1	2-3 Story Buildings Permitted Breakers Isle Section Header	Allowed Pending Compliance with Rule 3104.5 and 3159.2	Allowed Pending Compliance with Rule 3104.5	Allowed Pending Compliance with Rule 3142.1	No second stories permitted Rule 3156.1	NS M <i>Sea Terrace II Townhomes</i> Rules 3142-3144	No second stories permitted Rule 3145

All existing structures are grandfathered until modified.