1. *Minimum lot area* shall be determined by *lot* area suffix pursuant to Section 8103-1, which in some cases may be greater than the *minimum lot area* specified in Section 8106-1.1. For additional *lot* area exceptions see Section 8103-2.
2. Exceptions to required minimum *setback* requirements can be found in Sections 8106-5, 8106-6, 8107-1.7 and 8107-20. For minimum *setbacks* for flag and irregularly shaped lots see Section 8106-4.3.
3. Exceptions to *height* limits see Sections 8106-5, 8106-8 and 8107-1.7.
4. *Minimum lot area* per *dwelling unit*: 3,500 square feet.
5. Exceptions for "swing driveways" see Section 8106-5.11.
6. Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.
7. Minimum density of one *dwelling unit* per acre; maximum density of 30 *dwelling units* per acre.

Sec. 8106-1.2 - Development Standards for Uses and Structures in Commercial, Industrial and Special Purpose Zones

(ADD. ORD. 3730 - 5/7/85; AM. ORD. 4018 - 12/15/92; AM. ORD. 4377 – 1/29/08; ADD. ORD. 4479 – 9/22/15; AM. ORD. 4618 - 7/25/23)

<table>
<tr><th rowspan="2">Zone</th><th rowspan="2">Minimum Lot Area</th><th rowspan="2">Maximum Percentage of Building Lot Coverage</th><th colspan="2">Required Minimum Setbacks [1]</th><th colspan="3">Maximum Structure Height</th></tr>
<tr><th>From Street</th><th>Each Interior Yard</th><th>Principal Structure</th><th>Exceptions (Principal Structure)</th><th>Accessory Structure [3]</th></tr>
<tr><td>CO</td><td rowspan="3">No requirement</td><td rowspan="7">See Section 8106-1.4. Building lot coverage depends on lot location.</td><td>Front: 20 ft
Side: 5 ft</td><td>10 ft on any side yard that is adjacent to an R-Zone</td><td rowspan="2">25 ft</td><td rowspan="4">Regardless of Decision-Making Authority as specified in Section 8105, exceeding the height limits, to 60 ft maximum, requires Planning Commission approval.</td><td rowspan="7">As specified by permit</td></tr>
<tr><td>C1</td><td rowspan="2">5 ft on corner lots; otherwise as specified by permit</td><td rowspan="2">5 ft if adjacent to an R-zone; otherwise as specified by permit</td></tr>
<tr><td>CPD</td><td>35 ft</td></tr>
<tr><td>TP</td><td>160 acres [2]</td><td>As specified by permit</td><td>25 ft</td></tr>
<tr><td>M1</td><td rowspan="3">10,000 sq. ft.</td><td>20 ft [3]</td><td rowspan="3">5 ft if adjacent to an R-zone; otherwise as specified by permit [3]</td><td>30 ft</td><td>Height may be increased to 60 ft with Decision-Making Authority approval</td></tr>
<tr><td>M2</td><td>15 ft [3]</td></tr>
<tr><td>M3</td><td>10 ft [3]</td><td>As specified by permit</td><td>Maximum height of 60 ft when located within 100 ft of an R-zone</td></tr>
<tr><td>TC</td><td colspan="7" rowspan="2">As specified in the Old Town Saticoy Development Code (Article 19)</td></tr>
<tr><td>IND</td></tr>
<tr><td>SP</td><td colspan="7">As established by Specific Plan (See Sec. 8109-4.2)</td></tr>
</table>

1. Exceptions to required minimum *setback* requirements can be found in Section 8106-5 and 8106-6. For minimum *setbacks* for flag and irregularly shaped lots see Section 8106-4.3.
2. See Section 8109-4.3.6.
3. A 30-foot *setback*, in conjunction with appropriate opaque screening, may be required (1) when the industrial site is adjacent to or across the street from an *R-zone*; (2) to maintain uniformity with existing adjacent development; or (3) on the basis of the configuration of the industrial site.

Sec. 8106-1.3 – Measurement of Building Heights

The heights of buildings and structures shall be measured in accordance with the following subsections and as illustrated in Figure 1 that follows.

Sec. 8106-1.3.1 – Building Heights on Flat Grades

The height of any building located on a flat grade is the vertical distance from the grade to the highest point of the roof; this includes A-frame buildings, Quonset huts, geodesic domes and other such buildings that have the roof and walls forming a continuous architectural unit. In the case of a pitched roof, height is measured to the "averaged midpoint" of the roof. This "averaged midpoint" is arrived at by identifying two points ("midpoints") along the finished roof which are midway between the peak of the highest finished ridge line(s) and the intersection of the outermost portion of the finished roof with the upward extensions of the two exterior finished walls running parallel to the same ridge line(s), measuring the distance from these two points to the grade, adding together the two vertical heights from grade to the midpoints, and dividing the result by two. For purposes of determining the "finished roof", "finished roof" shall mean the roof with the roof sheeting in place, but not the other roofing materials.

(ADD. ORD. 4092 – 6/27/95; AM. ORD. 4123 – 9/17/96; AM. ORD. 4291 – 7/29/03)

Sec. 8106-1.3.2 – Building Heights on Sloping Grades

The *height* of any *building* located on a sloping *grade* is the vertical distance from the "averaged grade," which is arrived at by finding the midpoint of the lowest and highest grade at each *building* elevation (meaning side view or face of the *structure*), to the highest point of the roof or (in the case of a pitched roof) to the "averaged midpoint," as described in Section 8106-1.3.1 of this Chapter and illustrated in Figure 1 (Section 8106-1.3). These sums are then divided by the number of elevations. If the site has compound *grades*, *height* should be measured at each *building* face. (ADD. ORD. 4092 – 6/27/95; AM. ORD. 4123 – 9/17/96)