

ARTICLE 6: LOT AREA AND COVERAGE, SETBACKS, HEIGHT AND RELATED PROVISIONS

Sec. 8106-0 - Purpose

The purpose of this Article is to set forth specific development standards which are applicable to the zones specified, and to delineate certain instances where exceptions to the requirements are allowed. Section 8106-1 lists in matrix form specific development standards applicable to specific zones.

Sec. 8106-1 - Schedules of Specific Development Standards by Zone, Exceptions and Exclusions Thereto

The following tables indicate the *lot area, setback, height and building lot coverage* standards which apply to individual legal *lots* in the zones specified. (AM. ORD. 3730 - 5/7/85; AM. ORD. 3759 - 1/14/86; AM. ORD. 3995 - 3/24/92; AM. ORD. 4054 - 2/1/94; AM. ORD. 4377 - 1/29/08; AM. ORD. 4455 - 10/22/13; AM. ORD. 4618 - 7/25/23)

Sec. 8106-1.1 - Development Standards for Uses and Structures in Open Space, Agricultural Exclusive, and Residential Zones

(ADD. ORD. 3730 - 5/7/85; AM. ORD. 4054 - 2/1/94; AM. ORD. 4092 - 6/27/95; AM. ORD. 4216 - 10/24/00; AM. ORD. 4291 - 7/29/03; AM. ORD. 4377 - 1/29/08; ADD. ORD. 4436 - 6/28/11; ADD. ORD. 4479 - 9/22/15; AM. ORD. 4618 - 7/25/23; AM. ORD. 4625 - 1/9/24)

Zone	Minimum Lot Area ¹	Maximum Percentage of Building Coverage	Required Minimum Setbacks ²				Maximum Structure Height ³		
			Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
				Interior and Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
OS - REC	10 acres	See Section 8106-1.4. <i>Building lot coverage</i> depends on lot location.	20 ft	10 ft	20 ft	15 ft	25 ft	Height may be increased above 25 ft (to maximum 35 ft) if each side yard is at least 15ft or as specified by permit	15 ft, except as noted in Section 8106-7.4
OS	10 Acres								
AE	40 acres								
RA	1 acre								
RE	10,000 sq. ft								
RO	20,000 sq. ft								
R1	6,000 sq. ft.								
R2	7,000 sq. ft. ⁴								
RHD	0.80 acre ⁶		From adjacent street	Interior Side Yard	Rear Lot Line	35 ft	35 ft		
			10 ft	5 ft	10 ft				
RPD	As specified by permit ⁷		See Section 8109-1.2.2			35 ft	As specified by permit		
RES R/MU	As specified in the Old Town Saticoy Development Code (Article 19)								