

ARTICLE 5: DEVELOPMENT STANDARDS/CONDITIONS - USES

Sec. 8175-1 – Purpose

The purpose of this Article is to provide those *development* standards or conditions that are applicable to the *use* zones. This Article also delineates certain instances where exceptions to certain standards or conditions are allowable. (AM.ORD.4451-12/11/12)

Sec. 8175-2 – Schedule of Specific Development Standards by Zone

The following table indicates the *lot area*, *lot width*, *setback*, *height*, and *building coverage* standards that apply to individual *lots* in the zones specified. See Articles 6 and 7 for other general standards and exceptions. (AM.ORD.4055-2/1/94, AM.ORD.4451-12/11/12)

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum Setbacks (b)			Maximum Height (b)			
				Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
COS	10 Acres (c)	See Sec. 8175-2.1	40'	20'	10'	20'	15'	25'	Height May Be Increased to 35' if Each Side setback is at Least 15'	Same as Principal Structure
CA	40 Acres (c)				5'	10'				
CR	One Acre									
CRE	20,000 Sq. Ft.		20' (d)	10'	14' (f)	28'	Height May			
CR1	7000 Sq. Ft.									
CR2	7000 Sq. Ft.									
RB	3,000 Sq. Ft. (e)	25'	10'	3'	5'	6' (r)	measured to the highest point of the finished roof (i)	Be Increased to 30' for A-frame Structures	15'	
RBH	(g)		20' (h)	3' (q)						

Zone	Minimum Lot Area (a)	Maximum Percentage of Building Coverage	Minimum Lot Width	Required Minimum Setbacks (b)			Maximum Height (b)			
				Front	Side		Rear	Principal Structure	Exceptions (Principal Structure)	Accessory Structure
					Interior & Corner Lots, Except Reverse Corner	Reverse Corner Lots: Street Side				
CRPD	As Specified by Permit	See Sec. 8175-2.1	As Specified by Permit	See Sec. 8177-1.3			25'	N/A		
CC	20,000 Sq. Ft.			(j)	(k)	(l)	35'			
CM	10 Acres		40'	(m)			(n)			

(AM.ORD.3876-10/25/88, AM.ORD.4055-2/1/94, AM.ORD.4451-12/11/12, AM.ORD.4586-10/19/21)

- (a) See Sections 8175-4.10 through 8175-4.12 for exceptions.
- (b) See Sections 8175-4 and 8175-5 for exceptions.
- (c) For all proposed *land divisions* in the COS and CA zones, the parent *parcel* shall be subject to the following *slope/density formula* for determining minimum *lot area*.

$$S = \frac{(100)(I)(L)}{A} \text{ Where:}$$

- S = average slope (%)
- I = contour interval (feet)
- L = total length of all contour lines (feet)
- A = total area of the lot (square feet)

Once the *average slope* has been computed, the following table shall be used to determine a minimum *lot size* for all proposed *lots* (numbers should be rounded to the nearest tenth):

COS:	0% - 15% = 10 acres	CA:	0% - 35% = 40 acres
	15.1% - 20% = 20 acres		Over 35% = 100 acres
	20.1% - 25% = 30 acres		
	25.1% - 35% = 40 acres		

Exception (CA): Property with a land use designation of "Agriculture" in the Coastal Area Plan that is not *prime agricultural land* shall have a *lot area* not less than 200 acres, regardless of *slope*. (AM.ORD.4451-12/11/12)

- (d) *Dwellings* constructed with carports or garages having a curved or "swing" driveway, with the entrances to the garages or carports facing the side property line, may have a minimum *front setback* distance of 15 feet. (AM.ORD.4451-12/11/12)

- (e) Minimum 1500 sq. ft. of *lot area* per *dwelling unit*; maximum two *dwelling units* per *lot*.
- (f) If the *front setback* distance is 20 feet or more, the *rear setback* distance may be reduced to six feet. (AM.ORD.4451-12/11/12)
- (g) 1,750 sq. ft. per *single-family dwelling*; 3,000 sq. ft. per *two-family dwelling*.
- (h) Where there is a two- or three-storied *structure*, such second or third stories may intrude not more than four feet into the required *front setback*. Eaves may extend a maximum of two feet beyond the outside walls of such second or third floor extension. (AM.ORD.4451-12/11/12)
- (i) See also Section 8175-3.13. (AM.ORD.4451-12/11/12)
- (j) Ten feet if the *lot abuts* a *residential zone* on the side; otherwise, as specified by permit.
- (k) Five feet on any side *abutting* a *residential zone*. Also, when the rear of a *corner lot abuts* a *residential zone*, the *side setback* distance from the street shall be at least five feet; otherwise, as specified by permit. (AM.ORD.4451-12/11/12)
- (l) Ten feet if the rear of the *lot abuts* a *residential zone*; otherwise, as specified by permit.
- (m) From street: the greater of 15 feet or 15% of *lot* width or depth. Interior: the greater of five feet or 10% of *lot* width or depth. The *Planning Director* is authorized to modify or entirely waive the interior *setback* requirements in cases where such reductions are necessary for efficient utilization of property and will not adversely affect the public health, safety or welfare, and rail access is provided to the *lot*.
- (n) No *building* or *structure* located within 100 feet of any property in a *residential zone* shall exceed 60 feet in *height*; otherwise, as specified by permit.
- (o) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *side setback* distance if constructed on a *lot* (other than a *through lot*) of at least 3,500 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common side wall of the two *dwelling units*. (AM.ORD.4451-12/11/12)
- (p) Exception: Each *dwelling unit* of a *two-family dwelling* may have a zero *rear setback* distance if constructed on a *through lot* of at least 4,000 square feet in area created prior to February 26, 1987, if that *lot* is subdivided along a common rear wall of the two *dwelling units*, and the *front setback* distance of each resulting *lot* is at least 20 feet. (AM.ORD.4451-12/11/12)

(AM.ORD.4586-10/19/21)

Sec. 8175-2.1 – Building Coverage Standards

The following table indicates the *building* coverage standards by land *use* designation.

Coastal Area Plan Designation	Maximum <i>Building</i> Coverage
Open Space	5% (a)
<i>Agriculture</i>	5% (a)
Recreation	5%
Residential – Rural	25% (b)
Residential – Low	29%
Residential – Medium	42%
Residential – High	65%
Commercial	40%
Industrial	40%

- (a) Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 22.3 square feet of *lot area* over 5,000 square feet.
- (b) Excludes greenhouses, hothouses, and the like. For nonconforming *lots*, maximum *building* coverage shall be 2,500 square feet, plus 1 square foot for each 4.6 square feet of *lot area* over 5,000 square feet.

(ADD.ORD. 4451-12/11/12)

Sec. 8175-3 - General Requirements

Sec. 8175-3.1 - Distance Between Structures

The distance between *structures* on the same *lot* shall be at least six feet, except that no *dwelling* shall be placed closer than ten feet to any other *dwelling* on the same *lot*.

Sec. 8175-3.2 - Standards

No standards required by this Chapter for a *lot* shall be considered as providing those standards for any other *lot* unless otherwise stated in this Chapter.

Sec. 8175-3.3 - Accessory Parking

No residential, agricultural, or open space zoned *lot* shall be used for the accessory parking or storage of vehicles that are designed to carry more than a three-quarter ton load, and that are used for shipping and/or the delivery of commercial freight and products, except on those *lots* where delivery to storage or market of agricultural or horticultural commodities is permitted under this Chapter and is occurring on said *lot*. (AM.ORD.4451-12/11/12)

Sec. 8175-3.4 - Parking or Storage in Setbacks

Parking or storage of *oversized vehicles*, *exterior storage*, garages or other accessory *buildings* are not allowed within *setback* areas, except as specifically provided in this Chapter. Fully operative, licensed, and registered motorized