

EDITORIAL NOTES:

- (a) Zone suffix (Sec. 8103-1) may require greater minimum lot area. See Sec. 8106-2 for other exceptions.
- (b) See Sections 8106-5, 8106-6, and 8107-20 for exceptions. See Sec. 8106-4.3 for flag lot setbacks.
- (c) See Sections 8106-5, 8106-7, and 8106-8 for exceptions.
- (d) See Sec. 8106-5.11 for "swing driveway" exception.

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)

Zone	Minimum Lot Area (Gross)	Maximum Percentage of Building Coverage	Required Minimum Setbacks (a)		Maximum Structure Height				
			From Street	Each Interior Yard	Main Structure	Exceptions (Main Structure)	Accessory Structure		
CO	No requirement	See General Plan	Front: 20' Side: 5'	None required, but if provided, or if any side is adjacent to R-zoned property then 10 feet on that side	25'	Height may be increased (to maximum 60') with Planning Commission C.U.P.	As specified by permit		
C1			5 feet on Corner Lots (d)	5 feet if adjacent to an R-zone; otherwise as specified by permit (d)	35'				
CPD				As specified by permit	25'				
TP	160 acres (b)		As specified by permit	25'	May be increased to 60' with Planning Director approval				
M1	10,000 sq. ft.		20' (c)	5 feet if adjacent to an R-zone; otherwise as specified by permit (c, d)		30'			
M2			15' (c)			As specified by permit		Maximum 60' when located within 100' of R-zoned property	
M3			10' (c)						
TC	As specified in the Old Town Saticoy Development Code (Article 19)								
IND	As specified in the Old Town Saticoy Development Code (Article 19)								
SP	As established by Specific Plan (See Sec. 8109-4.2)								

- (a) See Sec. 8106-5 for exceptions. See Sec. 8106-4.3 for flag lot setbacks.
- (b) See Sec. 8109-4.3.6.
- (c) 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.
- (d) AM. ORD. 3810-5/5/87

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 Sec. 8106-1.3.1 and illustrated in Figure 1 (Sec 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)