

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. Sec. 8106-1 lists in matrix form specific development standards applicable to specific zones.

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

The following tables indicate the *lot* area, setback, height and building coverage standards which apply to individual *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)

Sec. 8106-1.1 - Development Standards for Uses and Structures in OS, AE, and R 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)

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

REGULATORY NOTES:

- (1) Minimum lot area per dwelling unit: 3,500 square feet.
- (2) Minimum density; one dwelling unit per acre; maximum density; 30 dwelling units per acre.
- (3) Section 65583.2(h) of the California Planning and Zoning Laws prescribes a minimum 16 units per site.