

# APPENDICES

## SATICOY AREA PLAN

- A. Zoning Classifications and Map
- B. Old Town Saticoy Development Code (NCZO Sec. 8119-1)
- C. Permit Processing Guide for Cultural Heritage Sites

**Last Amended: December 17, 2024**

**Effective: January 17, 2025**

**Ventura County Planning Division**

## Appendices Amendment History

### **September 22, 2015**

*(Adoption of the comprehensive update to the Saticoy Area Plan, and its Appendices, which includes Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code, effective 10/22/15)*

### **Amended - March 14, 2017 (Effective March 14, 2017)**

*(Updates to Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code for an Interim Ordinance as an Urgency measure to reflect amendments to Accessory Dwelling Unit Regulations per State Law, (Ord. Nos. 4507 and 4509, expired March 13, 2018))*

### **Amended - February 27, 2018 (Effective March 29, 2018)**

*(Updates to Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to Accessory Dwelling Unit Regulations, (Ord. No. 4519))*

### **Amended - November 1, 2022 (Effective December 1, 2022)**

*(Updates to Appendix B - NCZO Sec. 8119-1.2 Old Town Saticoy Development Code to reflect amendments to the Permitted Uses Table, (Ord. No. 4606))*

### **Amended - February 7, 2023 (Effective March 9, 2023)**

*(Updates to Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units, (Ord. No. 4615))*

### **Amended - July 25, 2023 (Effective August 24, 2023)**

*(Updates to Appendix B - NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments pertaining to Maximum Building Lot Coverage and Other Clarifying Amendments (Ord. No. 4618))*

### **Amended - January 9, 2024 (Effective February 8, 2024)**

*(Updates to Appendix B – NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to the Permitted Uses Table to incorporate the Urban Park use and other clarifying amendments (Ord. 4624))*

### **Amended - May 21, 2024 (Effective June 20, 2024)**

*(Updates to Appendix B – NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to the Permitted Uses Table to incorporate the Energy Storage use under the Warehousing and Storage use category (Ord. 4630))*

### **Amended - December 17, 2024 (Effective January 17, 2025)**

*(Updates to Appendix B – NCZO Sec. 8119-1 Old Town Saticoy Development Code to reflect amendments to the Permitted Uses Table pertaining to Residential Care Facilities and Transitional and Supportive Housing use categories (Ord. 4641))*

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# APPENDIX A:

## ZONING CLASSIFICATIONS AND MAP

Appendix A gives an overview of all zoning classifications and provides an illustrative zoning map for all parcels within the Saticoy Area Plan boundary. This appendix is not a substantive part of the Area Plan or the Non-Coastal Zoning Ordinance.

### A-1. Zoning Classifications

As shown in [Table A.1.](#) below, there are seven zoning classifications within the Saticoy Area Plan boundary. They include four unique zones developed for Old Town Saticoy: Town Center (TC), Residential/Mixed Use (R/MU), Residential (RES), and Light Industrial (IND). Detailed zone descriptions and development standards for these four zones are located in [Appendix B. Old Town Saticoy Development Code.](#) Additionally, three industrial zones (M1, M2, and M3) already exist and are located within the South and West Industrial Sections. Development standards for these three zones are provided by the [Non-Coastal Zoning Ordinance \(NCZO\).](#) For a detailed description of the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones, see NCZO Sec. 8104-5. Purposes of Zones.

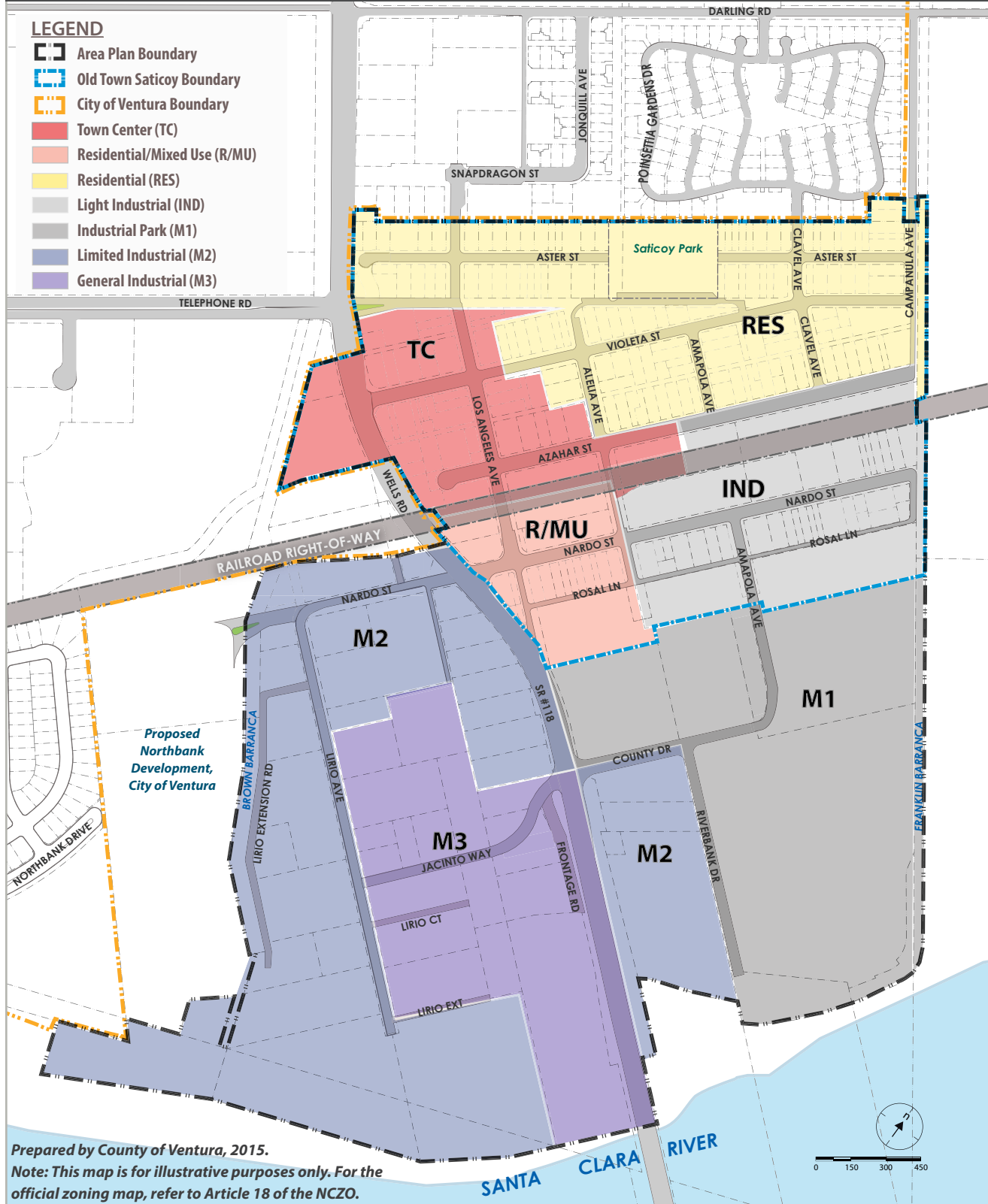
Within this appendix, all references to sections of the NCZO are prefaced by that term.

TABLE A-1. ZONING CLASSIFICATIONS / LAND USE DESIGNATIONS	
ZONING CLASSIFICATIONS	LAND USE DESIGNATION
<b>TOWN CENTER (TC)</b> This zone contains commercial use, but compatible mixed uses are allowed including residential and light industrial.	<b>Commercial (C)</b>
<b>RESIDENTIAL/MIXED USE (R/MU)</b> This zone contains <i>multi-family</i> dwellings with a maximum density of 20 dwelling units per acre as well as compatible commercial zones.	<b>Mixed Use (MU)</b>
<b>RESIDENTIAL (RES)</b> This zone is comprised of single family, duplex, triplex, and quadplex residential development.	<b>Residential (RES)</b>
<b>LIGHT INDUSTRIAL (IND)</b> This zone is comprised of light industrial uses and compatible commercial use.	<b>Industrial (M)</b>
<b>INDUSTRIAL PARK (M1)</b>	
<b>LIMITED INDUSTRIAL (M2)</b>	
<b>GENERAL INDUSTRIAL (M3)</b>	

## A-2. Zoning Map

The Zoning Map below is an illustration showing the location of zones throughout the Saticoy Area Plan boundary. The zoning maps may be amended from time to time. Please refer to the official zoning map adopted pursuant to Article 18 of the NCZO.

**FIGURE A-1. SATICOY ZONING MAP**



### A-3. Zoning Summary

The Saticoy community is approximately 240 acres. Approximately 40 of those acres consist of land used for roads, streets and rights-of-way, leaving approximately 200 net acres for development. The zoning acreage summary table below ([Table A.2](#)) shows the area in net acres for each zoning classification.

<b>TABLE A-2. ZONING ACREAGE SUMMARY</b>	
<b>ZONE</b>	<b>AREA (NET ACRES)</b>
Town Center (TC)	13.74
Residential/Mixed Use (R/MU)	7.44
Residential (RES)	26.59
Light Industrial (IND)	19.37
Industrial Park (M1)	44.29
Limited Industrial (M2)	62.46
General Industrial (M3)	27.83
<b>TOTAL</b>	<b>201.72</b>

A. ZONING CLASSIFICATIONS AND MAP

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# APPENDIX B: ARTICLE 19, SEC. 8119-1 OF THE NCZO OLD TOWN SATICOY DEVELOPMENT CODE

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## Sec. 8119-1.1 - Introduction

The [Old Town Saticoy Development Code](#) (Development Code) applies to all development, subdivisions and land uses within the boundaries of Old Town Saticoy as established and delineated in the Saticoy Area Plan (See [Figure 1.1.2](#)). The Development Code is part of the [Non-Coastal Zoning Ordinance \(NCZO\)](#) and is not a substantive part of the Saticoy Area Plan. The Development Code is packaged as an appendix to the Saticoy Area Plan as a convenience to landowners, consultants, and County staff engaged in the preparation and review of development permits within Old Town Saticoy.

All cross-references to information (e.g. tables, figures and other sub-sections) contained within this Section are identified in **bold blue** text. All cross-references shown in plain text are to other sections in the NCZO.

### Sec. 8119-1.1.1 - Definitions

All words that are *italicized* are defined in the Saticoy Area Plan ([Chapter 7 - Definitions](#)). The terms “may”, “should”, and “shall” - which are also defined in the Saticoy Area Plan - are not italicized in Section 8119 et seq. Otherwise, the definitions from Article 2 of the NCZO apply.

### Sec. 8119-1.1.2 - Purpose and Objectives

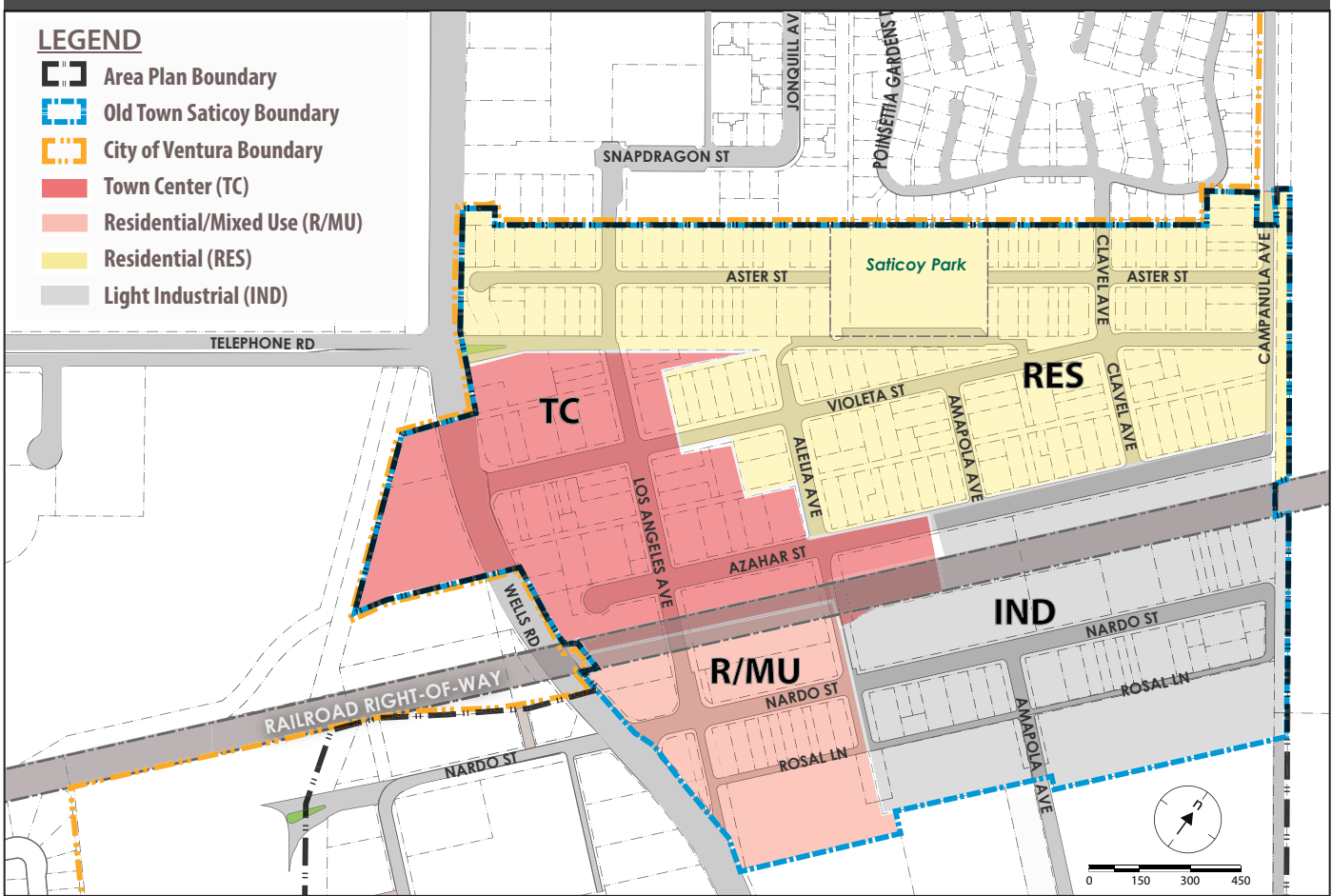
There are seven zones within the Saticoy Area Plan boundary. (See [Appendix A](#) for an illustrative map showing all zones.) Of these, three industrial zones (M1, M2, and M3) already exist within the NCZO, and are located within the South and West Industrial Sections. The purpose of and zoning regulations for the Industrial Park (M1), Limited Industrial (M2), and General Industrial (M3) zones are located in the NCZO. (AM. ORD. 4618 - 7/25/23)

Additionally, the following four newly created zones are established for Old Town Saticoy (See [Figure 1.1.2](#) for the location of these zones), and a complete description of these zones is included in [Sec. 8119-1.1.3](#):

- Town Center (TC)
- Residential/Mixed Use (R/MU)
- Residential (RES)
- Light Industrial (IND)

The Development Code defines allowable uses and development standards for these zones within Old Town Saticoy. The Development Code implements the Saticoy Area Plan goals and policies through the development process. This Code is a **“form-based code”** because its regulations go beyond height, setback, and lot coverage standards to address the placement, massing, and design of buildings with tools such as “Building Types” and “Frontage Types” for each zone.

FIGURE 1.1.2. OLD TOWN SATICOY ZONING MAP



**TOWN CENTER (TC)**

The Town Center zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront frontages built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment.



**RESIDENTIAL/MIXED USE (R/MU)**

The Residential/Mixed Use zone is comprised of a multi-use environment that accommodates higher density housing and limited, compatible commercial uses, all within a safe, comfortable, walking distance of the Town Center. New buildings are up to 3 stories. Residential uses are separated from the sidewalk by a small front yard, and mixed-use buildings are built up to and accessed from the adjoining sidewalk.



**RESIDENTIAL (RES)**

The Residential zone is comprised of one- and two-story single-family houses, duplexes, *triplexes* and *quadplexes* that are set back from the street behind front yards that are often enclosed by low front yard fences, walls or hedges. New buildings are scaled and designed to be compatible in scale and character with the existing houses.



**LIGHT INDUSTRIAL (IND)**

The Industrial zone within Old Town Saticoy accommodates a variety of light industrial and manufacturing uses, as well as some compatible commercial uses. New buildings are up to two stories in height and may be located flexibly on the lot, as determined by the function of the intended activity.



The Development Code is intended to achieve the following objectives:

- a. Create a pedestrian-oriented environment.** Provide building standards that place entries close to the *adjacent* public street and signage that provides information on services or products available within that building.
- b. Maintain a small town character.** Create and implement the scale of a small town environment through 2 to 3 story building heights, detailed building façade requirements along public streets; and building scale and material standards that are compatible with buildings identified as historic landmarks or culturally significant sites in Saticoy.
- c. Use appropriate building “forms”.** Building forms are compatible with the purpose of the zones and utilize one of two types of “forms”:
  1. **“Block-form” buildings** with simple massing and flat roofs, which are intended primarily for the Town Center (TC) and Industrial (IND) zones. Such buildings are larger than houses, are built close to the sidewalk, and have a small or no side yard set-backs; and
  2. **“House-form” buildings** with the scale, shape and size of houses range from individual houses to buildings composed of attached or detached dwellings. *House-form buildings* that contain multiple units (such as duplexes, *triplexes*, and *quadplexes*) use the same form as a large house.
- d. Allow flexible standards.** Building and Frontage Types available in each zone may be combined in numerous ways to meet the requirements of each building owner while ensuring that individual buildings are compatible with the surrounding area and contribute to a varied yet cohesive community.
  1. Buildings should generally be placed at the front of the lot for interior lots and at the corner of the lot for corner lots, although other placements may be allowed if required by the use.
  2. Frontage types are not required, although main entrances should face the street and both street- and *alley*-facing windows are required.
- e. Minimize land use conflicts.** Some standards use building placement, visual screening, noise walls or landscape buffers to minimize noise or other impacts between incompatible uses. These standards are also used to minimize the impact of industrial use, heavy vehicular traffic, and railroad noise/vibrations on residential use. Additional standards for specific areas are identified in [Sec. 8119-1.8.5 - Standards for Specific Locations](#).

### Sec. 8119-1.1.3 - Description of Zones

#### a. Town Center (TC)

The Town Center (TC) zone comprises the commercial and civic core of Saticoy. It consists of one- and two-story “main street commercial” buildings with shopfront *frontages* that are built up to and accessed from the sidewalk, giving the area a small town commercial character. Ground floor retail, artisan manufacturing and upper floor residential or *live/work units* support an active pedestrian environment. Ground-floor residential units are not permitted.



Main-street commercial Town Center with an active pedestrian environment.

#### b. Residential/Mixed Use (R/MU)

The Residential/Mixed Use zone is comprised of a multi-use zone that accommodates higher density housing with a maximum density of 20 dwelling units per acre. *Triplex, quadplex, and multi-family* units are permitted within the R/MU zone. The commercial uses allowed in the R/MU zone are compatible with residential uses (e.g., restaurants, day-care centers), and property zoned R/MU is within walking distance (0.25 miles) of the town center. Both commercial and residential uses are allowed as *principal uses* within the R/MU zone, but commercial use is allowed as the sole *principal use* only on lots that cannot accommodate *multi-family* residential use.



The scale of multi-family buildings can be reduced by placing the third story in the attic space.

New buildings in the R/MU zone are up to three stories, with ground floor residential uses separated from the sidewalk by a small front yard, and buildings with ground floor commercial uses are built up to and accessed from the sidewalk. Although ground-floor commercial is allowed throughout the R/MU zone, corner lots at L.A. Avenue and Nardo Street must include ground-floor commercial retail facing L.A. Avenue.



Corner lots in the Residential/Mixed Use zone on L.A. Avenue include small-scale ground floor commercial retail.





*New townhouses (yellow buildings in center) are designed with massing and frontage types that fits in with adjoining single family houses (gray buildings).*



*The Light Industrial zone is up to two stories in height, and is occupied by industrial, manufacturing, office and small scale retail uses.*

**c. Residential (RES)**

The Residential (RES) zone accommodates a range of single-family, duplex, *triplex* and *quadplex* units, depending on lot size. New buildings are designed to be compatible in scale and character with the existing homes. Dwellings will be set back from the street behind front yards, which are often enclosed by low front yard fences, walls, or hedges. Front entries and windows face the street. Allowable uses within the RES zone are limited to residential and home occupation.

**d. Light Industrial (IND)**

The Light Industrial (IND) zone within Old Town Saticoy accommodates a variety of light industrial and manufacturing uses, as well as some compatible commercial uses. New buildings are up to two stories in height, and the ground floor is occupied by industrial, manufacturing, office, and small-scale service or retail uses. Upper floors may be occupied by industrial, manufacturing, and office uses.

### **Sec. 8119-1.1.4 - Applicability**

As noted in section 8114-1.1, the Development Code applies to all development, subdivisions and land uses within Old Town Saticoy (See [Figure 1.1.2](#)). Development includes construction, reconstruction, modification, alteration, relocation, demolition and replacement of structures or site features.

For matters not addressed in the Development Code, the regulations and provisions of the NCZO apply. Examples of NCZO provisions that apply to Old Town Saticoy include, but are not limited to, regulations for interpretation (Sec. 8101-4.10), nonconformities (Article 13), enforcement and penalties (Article 14), and animal keeping regulations (Sec. 8107-2).

In the event of a conflict between goals and policies or other provisions of the Saticoy Area Plan and regulations in the Old Town Saticoy Development Code, the Saticoy Area Plan shall prevail. In the event of a conflict between other provisions of the NCZO and this Development Code, the Development Code shall prevail.

### **Sec. 8119-1.1.5 - Permitting Process**

All *ministerial* and *discretionary* projects subject to the Development Code per [Sec. 8119-1.1.4](#) must conform to the standards and provisions of the Development Code. All project applications will be reviewed by County staff to determine conformance to the standards established in the Development Code. If the proposed development is subject to a *discretionary* permit, then the project is also subject to the Old Town Saticoy Design Guidelines (see [Chapter 6](#) of the Saticoy Area Plan).

Development projects are processed in accordance with the entitlement processes and procedures set forth in Article 11.

### **Sec. 8119-1.1.6 - Application Materials**

All applications requests shall be filed with the Planning Division and processed pursuant to Sec. 8111-2 (Filing and Processing of application requests). The site plan and elevations provided as part of the permit application shall include adequate details for walls, windows, doors, fences, lighting, materials and signage to determine conformance with the Development Code.

#### **a. Ministerial Permit Applications**

In order to determine consistency with this Development Code, project applications for *ministerial* permits/ Zoning Clearances shall include, but may not be limited to, the following information:

1. All information required by the Zoning Clearance Application Packet;
2. Building elevations, including information on windows and doors; and
3. Landscape plan (location, size, and species of trees/landscaping), in accordance with [Sec. 8119-1.4 - Building Type Standards](#).

For approved *discretionary* permits, Planning Division staff will check final (e.g. construction) documents to ensure the project conforms to the approved permit prior to issuing a Zoning Clearance for a project.

## b. Discretionary Permit Applications

Standards for approval for discretionary permits are set forth in Article 11. Project applications for *discretionary* permits shall include, but may not be limited to, the following information:

1. All information required by the *Discretionary* Permit Application;
2. Building elevations, including information on windows and doors;
3. Palette of colors and materials;
4. Landscape plan (location, size, and species of trees/landscaping), in accordance with [Sec. 8119-1.4 - Building Type Standards](#);
5. Lighting plan (location, type and intensity of project lighting); and
6. Signage Program, if applicable (See requirements in [Sec. 8119-1.1.6\(c\)](#))

## c. Submittal Requirements for Signage Program:

Adequate information shall be provided to determine compliance with sign standards, and documentation shall include the following:

1. **Written Statement:** Provide a written description of all proposed signage for the property. Unless provided within (2) or (3) below, the written description shall include all the following information: number of signs, location of signs (within property, on building), and sign type, color, materials, and size.
2. **Site Plan:**
  - i. Location of all proposed sign(s) on the property, drawn to scale at 1 inch = 20 feet.
  - ii. Dimensions of proposed sign(s).
  - iii. Distance of sign from property lines.
3. **Graphic representation** of all proposed sign(s):
  - i. Elevation of the sign, drawn to scale with dimensions. Window size(s) required for window sign applications only.
  - ii. Building elevations that illustrate window signs, wall signs, or other signs attached to buildings.
4. **Illumination:** If illumination is proposed for a sign, then information shall be provided that demonstrates compliance with requirements (i.e. the illumination source, lighting intensity, and area to be illuminated). Include specifications for signs and cut sheets for fixtures and LED.

## Sec. 8119-1.1.7 - Development Code Content

The Development Code is organized into the following sections:

**Sec. 8119-1.2 - Permitted Uses.** This section defines what uses are allowed within each zone, what type of permit is required for that use, and the decision-maker for that permit.

**Sec. 8119-1.3 - Zoning Standards.** This section defines basic development standards for each zone, such as: Building Placement, Building Profile, Building Frontage, Parking and Utility Placement, and Building Encroachment.

**Sec. 8119-1.4 - Building Type Standards.** Defines standards for 7 building types and 2 *accessory* building types.

**Sec. 8119-1.5 - Frontage Type Standards.** Provides standards for additional building components such as porches and commercial storefronts.

**Sec. 8119-1.6 - Signage Standards.** Identifies allowed signage types for all zones, and provides regulations for signage types that are not allowed by Article 10.

**Sec. 8119-1.7 - Park Standards.** Identifies types of parks allowed within Old Town Saticoy and defines basic park standards.

**Sec. 8119-1.8 - Additional Requirements.** This section defines miscellaneous requirements for all zones, including a description for measuring height; standards for fences, walls, and hedges; the process for reviewing development on Cultural Heritage Sites; parking standards; open storage standards; and special standards for specific locations.

## Sec. 8119-1.1.8 - How to Use the Development Code

To find regulatory standards that apply to a particular parcel, follow the steps below:

1. Locate the subject parcel on the Zoning Map. (**Figure 1.1.2.**) Note the zone classification for that parcel:
  - Town Center (TC) zone
  - Residential/Mixed Use (R/MU) zone
  - Residential (RES) zone
  - Industrial (IND) zone.
2. Check **Sec. 8119-1.2 - Permitted Uses** to determine what types of land uses are allowed in that zone. This section also defines the type of permit required and the decision-making authority for that permit.
3. Check **Sec. 8119-1.3 - Zoning Standards** for basic development standards (setback, height and other regulations) that apply to the zone.
4. See **Table 1.4.1 - Building Type Standards**, and select a Building Type that is allowed in the applicable zone.
5. See **Table 1.5.1 - Frontage Type Standards**, and select one (or more) allowed in the applicable zone. Add that to the selected Building Type.
6. If applicable, see **Sec. 8119-1.6 - Signage Standards** for the type(s) of sign(s) allowed in each zone.
7. If applicable, see **Sec. 8119-1.7 - Park Standards** for the type of park allowed in each zone.
8. Once you've completed the steps above, go to **Sec. 8119-1.8 - Additional Requirements**, to determine whether these regulations apply to your project.

## Sec. 8119-1.2 - Permitted Uses

Permitted uses for each zone within Old Town Saticoy are set forth in the table below. Definitions for all land uses are available in the Article 2 or [Chapter 7 - Definitions](#) of the Saticoy Area Plan. For an amendment history of all uses, see Sec. 8105-4 and 8105-5.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>A] PRINCIPAL USES</b>				
<b>ART GALLERIES, MUSEUMS</b>	PD	PD		
<b>AUTOMOBILE SERVICE STATIONS</b>				CUP
<b>ASSEMBLY USES</b>	CUP	CUP	CUP	CUP
<b>BANKS AND RELATED FINANCIAL OFFICES AND INSTITUTIONS</b>	PD	PD		
<b>BARS, TAVERNS AND NIGHTCLUBS *</b>	CUP			
<b>BED-AND-BREAKFAST INNS *</b>	PD	CUP	CUP	
<b>BOARDING HOUSES</b>		CUP	CUP	
<b>CAR WASHES, SELF-SERVICE OR AUTOMATIC</b>				CUP
<b>CARE FACILITIES (SEE ALSO H. &amp; S. C. AND W. &amp; I. C.)</b>				
Day Care Centers	CUP	PD	CUP	
Family Day Care Home		E	E	
Intermediate Care Of 7 Or More Persons	CUP	CUP	CUP	
Low Barrier Navigation Center* (ADD. ORD. 4641 - 12/17/24)		ZC		
Residential Care of Six or Fewer Persons* (ADD. ORD. 4641 - 12/17/24)	Pursuant to Sec. 8107-53			
<b>COMMUNICATIONS FACILITIES *</b>				
Non-Commercial Antenna, Ground Mounted	<i>This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4)</i>	<i>This use only applies if the facility is an accessory structure to a dwelling, as outlined in Sec. 8106-7.1 and 8107-1.1. For other types of Non-Commercial Antenna, see Wireless Communication Facility use below.</i>		<i>This use only applies if the facility is an accessory structure to a dwelling (See Sec. 8105-4)</i>
Up to 40 ft. in height (see Sec. 8107-1.1)		ZC	ZC	
Over 40 ft. to 75 ft. in height		CUP	CUP	
<b>Wireless Communication Facility</b>				
Stealth Facilities (Building-Concealed, Flush-Mounted, etc.) 80 ft. or less in height (see Sec. 8107-45.4)	CUP	CUP	CUP	CUP
<b>CONFERENCE CENTER</b>	CUP			
<b>CONTRACTORS' SERVICE AND STORAGE YARDS AND BUILDINGS</b>	Not allowed			

<b>E = Exempt</b>	<b>PD = Planned Development Permit<sup>1</sup></b>	Not allowed	Exempt	Approved by Planning Director or Designee	Approved by Planning Commission	Approved by Board of Supervisors
<b>ZC = Zoning Clearance<sup>1</sup></b>	<b>CUP = Conditional Use Permit<sup>1</sup></b>					
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\* There are specific regulations for this use; see Article 7.

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PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>CULTURAL/HISTORIC USES</b>				
Cultural Heritage Sites with Ordinance Deviations	<i>Pursuant to Article 7 and principal or accessory uses</i>			
Historic Repository	PD	CUP		CUP
Interpretive Centers	PD	CUP		CUP
Museums	PD	CUP		CUP
<b>DOG AND CAT GROOMING</b>	PD			CUP
<b>DWELLINGS *</b>				
Dwellings, Single-Family *			ZC	
Dwellings, Two-Family, Or Two Single-Family Dwellings		PD <sup>2</sup>	ZC	
<i>Dwellings, Multi-Family</i>				
Dwellings, <i>Triplex, Quadplex</i>		PD	PD	
Apartments (minimum 4 Plus Units)		PD		
Town Center Residential	PD <sup>3</sup>			
Farmworker Housing Complex		<i>See Dwelling Types Above</i>		
<b>EDUCATION AND TRAINING</b>				
Schools, elementary and secondary (boarding and nonboarding)	PD	CUP	CUP	
Professional and Vocational	PD	CUP		PD
Art, Craft, and Self-Improvement	PD	PD		CUP
<b>FENCES AND WALLS 6' HIGH OR LESS PER SEC. 8106-8.1</b>				
Over 6' High <i>per Sec. 8106-8.1</i>	ZC	ZC	ZC	ZC
<b>FILMING ACTIVITIES *</b>				
Permanent	CUP			PD
Temporary	CUP	CUP		CUP
Occasional For Current News Programs/ Noncommercial Personal Use	E	E	E	E
Occasional <i>Per Sec. 8107-11.1</i>	ZC	ZC	ZC	ZC
Occasional With Waivers <i>Per Sec. 8107-11.2</i>	ZC-W	ZC-W		ZC-W
Occasional, Not Meeting Standards	CUP	CUP		CUP
<b>GOVERNMENT BUILDINGS</b>				
Fire Stations	PD		CUP	PD
Law Enforcement Facilities (substations)	PD		CUP	PD
Public Works Projects not otherwise listed as Uses in this Section constructed by the County or its Contractors	E		E	E
<b>GRADING</b> ( <i>A Public Works Agency Grading Permit may still apply</i> )	E	E	E	E
<b>HEALTH SERVICES</b>				
Professional Offices	PD	PD		
<i>Ambulance Services &amp; Out-Patient Clinics</i>	CUP			CUP
Pharmacy, Accessory Retail, For Prescription Pharmaceuticals Only	PD	PD		

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\* There are specific regulations for this use; see Article 7.

<sup>1</sup> Includes a review for conformance with the Old Town Saticoy Development Code.

<sup>2</sup> Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

<sup>3</sup> Only allowed on the second floor in the Town Center as a secondary use.



PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>HOTELS, MOTELS</b>	PD			
<b>LABORATORIES; RESEARCH AND SCIENTIFIC</b>				PD
Medical And Dental	PD			PD
<b>LIBRARIES AND INFORMATION CENTERS</b>	PD	PD		
<b>MAINTENANCE, ROUTINE/MINOR REPAIRS TO BUILDINGS, NO STRUCTURAL ALTERATIONS</b>	E	E	E	E
If Designated Cultural Heritage Site	ZC	ZC	ZC	ZC
<b>MANUFACTURING INDUSTRIES</b>				
Apparel And Related Products				PD
Dressmaking and Tailor Shops	PD	PD		PD
<i>Custom/Artisan Goods</i>	CUP			
Food And Related Products				CUP
Bakery Products				PD
Instruments; Measuring, Analyzing And Controlling				PD
Jewelry, Silverware, And Plated Ware				PD
Leather And Leather Products				PD
Lumber And Wood Products And Processes				
Cabinet Work				PD
Machinery, Except Electrical				
Office, Computing And Accounting Machines				PD
Metal Products, Fabricated				
Machine Shops (3)				CUP
Plating, Polishing, Anodizing, Engraving And Related Operations				CUP
Musical Instruments, Including Pianos And Organs				PD
Paper And Related Products				
Products From Paper And Paperboard, Including Containers				PD
Pens, Pencils And Other Office And Artists' Materials				PD
Personal Goods				PD
Photographic, Medical And Optical Goods, And Watches And Clocks				PD
Printing, Publishing And Related Industries				PD
Print Shops (Up To 1,500 Sq. Ft. Of GFA)				PD
Signs And Advertising Displays				PD
Stone, Clay And Glass Products				
Glass Product, Made Of Purchased Glass				PD
Toys And Amusement, Sporting And Athletic Goods				PD
<b>MODEL HOMES/LOT SALES: 2 YEARS* (See Sec. 8107-1.5)</b>		ZC	ZC	

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<sup>1</sup> Includes a review for conformance with the Old Town Saticoy Development Code.

PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>OFFICE; BUSINESS, PROFESSIONAL &amp; ADMINISTRATIVE, EXCEPT HEALTH &amp; VETERINARY</b>	PD	PD		PD
Telemarketing Offices	PD	PD		PD
<b>PARKING FACILITIES</b>	PD			PD
<b>PUBLIC SERVICE/UTILITY FACILITIES</b>	CUP	CUP		CUP
Small Utility Structures	E	E	E	E
Offices Only	PD	PD		PD
<b>RADIO STUDIOS (see Sec. 8107-45.2.3)</b>	CUP			PD
<b>RECORDING STUDIOS</b>	PD			PD
<b>RECREATION, PARKS, AND AMUSEMENTS (AM. ORD. 4624 - 01/07/24)</b>	PD			
Arcades	CUP			CUP
Batting Cages And Golf Driving Ranges, Indoor				CUP
Bicycle Racing Tracks, Outdoor				CUP
<i>Community Garden Plots</i>	ZC	ZC	ZC	
Fields, athletic (with or without night lighting) (AM. ORD. 4624 - 01/09/24)			PD	
Gymnasiums and Indoor Sports Clubs/Facilities	PD	CUP		CUP
Parks, <i>Natural or Urban</i> (with or without buildings) (AM. ORD. 4624 - 01/09/24)	PD	PD	PD	PD
Gymnasiums (within <i>urban parks</i> ) (ADD. ORD. 4624 - 01/09/24)	CUP	CUP	CUP	CUP
Recreation Projects, County-Initiated (AM. ORD. 4624 - 01/09/24)	PD	PD	PD	
Shooting Ranges, Indoor				CUP
<b>RENTAL AND LEASING OF DURABLE GOODS</b>	CUP			PD
Bicycle Rental	PD	PD		PD
<b>REPAIR AND RECONDITIONING SERVICES</b>				CUP
Automobile Repair, Including Component Repair				CUP
Electrical And Electronic Machinery And Equipment				PD
Instruments, Including Musical Instruments	CUP			PD
Office, Computing And Accounting Machines				PD
Photographic And Optical Goods	CUP			PD
Repair Of Personal Goods such as Bikes, Jewelry, Shoes And Saddlery	PD			PD

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PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>RETAIL TRADE</b>	PD	PD		
Christmas Tree Sales *	ZC			ZC
Eating Establishments *	PD	CUP		
Feed Stores	CUP			PD
Lumber And Building Materials Sales Yards				CUP
Mail Order Houses (Nonstore)				PD
Mobile Food Facilities ( <i>less than 30 minutes in one location</i> )*	E			E
More Than 30 Minutes In One Location				ZC
Motor Vehicle, Mobilehome, Recreational Vehicle And Boat Dealers*				CUP
Nurseries	CUP			CUP
<b>SALES/LEASING OF COMMERCIAL/INDUSTRIAL OFFICE SPACE IN EXISTING BUILDING ON SAME SITE AS UNIT/UNITS BEING SOLD/LEASED</b>	E			E
<b>SERVICE ESTABLISHMENTS</b>				
Business	PD	PD		PD
Auction Halls, Not Involving Livestock				CUP
Disinfecting And Exterminating Services	CUP			CUP
Exhibits, Building Of				PD
Sign Painting And Lettering Shops	PD			PD
Personal (e.g. Beauty Salons, Laundromats, massage services, etc.)	PD	PD		
<b>SIGNS (PER SEC. 8119-1.6)</b>	ZC	ZC	ZC	ZC
<b>STORAGE OF BUILDING MATERIALS, TEMPORARY *</b>	ZC	ZC	ZC	ZC
<b>TAXIDERMY</b>				PD
<b>TEMPORARY OUTDOOR EVENTS</b>				
Festivals, Animal Shows, Street Fairs, and Similar Events	CUP	CUP		CUP
Multiple Food Facilities (Temporary Event)	CUP			CUP
<i>Recurring Sales Events (Weekly or Fewer)</i>				
Swap Meets				CUP
<i>Farmers Markets</i>	PD	PD		
<b>TRANSITIONAL AND SUPPORTIVE HOUSING (ADD. ORD. 4641 - 12/17/24)</b>				
Transitional Housing			Pursuant to Sec. 8107-52	
Supportive Housing			Pursuant to Sec. 8107-52	
<b>TRANSPORTATION SERVICES</b>				CUP
Bus Terminals				CUP
Train Terminals	CUP			CUP
<b>TREES &amp; NATIVE VEGETATION: REMOVAL, RELOCATION OR PRUNING</b>			Pursuant to Sec. 8107-25	
<b>VETERINARY CLINICS, PET ANIMALS ONLY *</b>	PD			PD
<b>VETERINARY HOSPITALS FOR LARGE ANIMALS *</b>				PD

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PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
<b>WAREHOUSING AND STORAGE, INDOOR ONLY</b>				PD
Building Materials, Movers' Equipment, etc.				PD
Ministorage, with or without RV Storage *				CUP
Warehousing and Storage, with outdoor storage				CUP
Energy Storage (ADD. ORD. 4630 - 05/21/24)				PD
<b>WASTE HANDLING, WASTE DISPOSAL AND RECYCLING FACILITIES *</b>				
Recyclables Collection Centers*				ZC
Reuse Salvage Facilities (Indoor only)				CUP
Temporary Collection Activities *	ZC	ZC	ZC	ZC
Waste Collection And Processing Activities To Mitigate An Emergency *	ZC	Pursuant to Sec. 8107-36.3.12		ZC
<b>WASTEWATER/SEWAGE TREATMENT FACILITIES</b>				
Individual Sewage Disposal Systems				
On-Site Wastewater Treatment Facilities				
<b>WATER PRODUCTION, STORAGE, TRANSMISSION, AND DISTRIBUTION FACILITIES</b>				
4 Or Fewer Domestic Service Connections (Privately Operated)	ZC	ZC	ZC	ZC
5 Or More Domestic Service Connections (Privately Operated)	PD	PD	PD	PD
Well Drilling For Use Only On Lot Of Well Location	E	E	E	E
<b>WHOLESALE TRADE</b>				CUP
<b>B] ACCESSORY USES AND STRUCTURES</b>				
<b>ACCESSORY USES AND STRUCTURES</b>	ZC	ZC	ZC	ZC
Keeping of Animals				
Apiculture (Backyard Beekeeping) See Sec. 8107-2.6.2* (ADD. ORD. 4606 - 11/1/22)			E	
Pet animals Per Sec. 8107-2.4	E	E	E	
Security animals (See Sec. 8107-2.4.4)	E			E
More Animals Than Permitted	CUP			CUP
Youth projects *			ZC-W	
Dwellings:				
Buildings For Human Habitation:				
Live/Work Units	PD			
For Caretaker (with or without pets)				CUP
For Superintendent Or Owner	CUP	PD		CUP
Accessory Dwelling Unit (ADU)* (AM. ORD. 4519 - 2/27/18; AM. ORD. 4615 - 2/7/23)		Pursuant to Sec. 8107-1.7		
Junior Accessory Dwelling Unit (JADU)* (ADD. ORD. 4615 - 2/7/23)			Pursuant to Sec. 8107-1.7	

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\* There are specific regulations for this use; see Article 7.

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PERMITTED USES IN OLD TOWN SATICOY, BY ZONE				
	TC	R/MU	RES	IND
Buildings Not For Human Habitation Or Agricultural And Animal Husbandry/ Keeping Purposes (e.g. Garage, Storage Building):				
up to 2,000 sq. ft. GFA per lot			ZC	
over 2,000 sq. ft. GFA per lot			PD	
Accessory bathrooms *			ZC	
Nonmotorized wheeled conveyances, within standards *			ZC	
which exceed standards			CUP	
Garage/yard sales		E	E	
Home occupations *	ZC	ZC	ZC	
Non Commercial Antennas, Ground-Mounted *	See Communication Facilities			
Freestanding Light Fixtures	Pursuant to Sec. 8106-8.6			
Heating and Cooling Equipment, Emergency Backup Generators, Backup Battery Packs, and the Like (See Sec. 8106-5.5) (ADD. ORD. 4606 -11/1/22)	E	E	E	E
Open Storage *	Pursuant to Sec. 8109-2.2	Pursuant to Sec. 8107-1.6		CUP <sup>4</sup>
Ordinary Maintenance/Minor Repairs To Buildings; No Structural Alterations	E	E	E	E
Patios, Paving And Decks Not More Than 30" Above Finished Grade, Per Art. 6	ZC	ZC	E	ZC
Play Structures, Outdoor Furniture And Similar Structures Exempt From Setback Requirements of Art. 6	E	E	E	E
Recreational Facilities, Restaurants And Cafes; For Employees Only				PD
Recreational Projects, County Initiated: Caretaker Recreational Vehicle *	ZC	ZC	ZC	
Retail Uses And Structures				
Outdoor Sales And Services, Temporary *	ZC			ZC
Repair Of Products Retailed	ZC			ZC
Retail Sale Of Products Manufactured On-Site	PD			ZC
Soil And Geologic Testing For Water Wells Foundations, Septic Systems And Similar Construction	E	E	E	E
Swimming, Wading, And Ornamental Pools Less Than 18" Depth Capacity	ZC	ZC	E	ZC
Temporary Buildings During Construction*	ZC	ZC	ZC	ZC
To A Use Requiring A PD Permit Or CUP	Pursuant to Sec. 8111-6.1			
Vaccination Clinics, Temporary, For Pet Animals *	ZC			ZC

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<sup>4</sup> See [Sec. 8119-1.8.7](#) for Open Storage Standards in the IND zone.

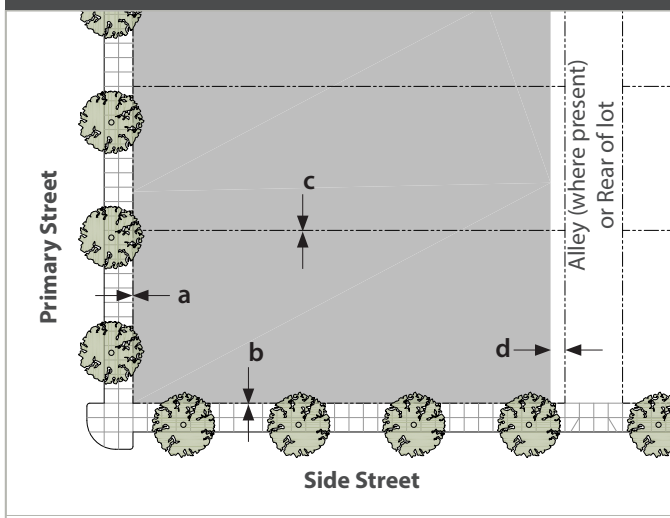
# Sec. 8119-1.3 - Zoning Standards

## Sec. 8119-1.3.1 - Town Center (TC) Zone

### a. Building Placement

- Buildings shall be located within the building site per [Table 1.3.1\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See [Sec. 8119-1.8](#) for additional requirements.
- Outdoor uses (such as dining) must be located within the property line.

**TABLE 1.3.1(a) BUILDING PLACEMENT STANDARDS**



Buildable area (shaded grey) Property Line (dashed line)

PRIMARY BUILDING	MIN.	MAX.
a Primary Street Setback	0 ft. <sup>1,2</sup>	5 ft. <sup>3</sup>
b Side Street Setback	0 ft. <sup>1,2</sup>	5 ft. <sup>3</sup>
c Side Setback	0 ft. <sup>1,2</sup>	5 ft.
d Rear Setback	5 ft.	–

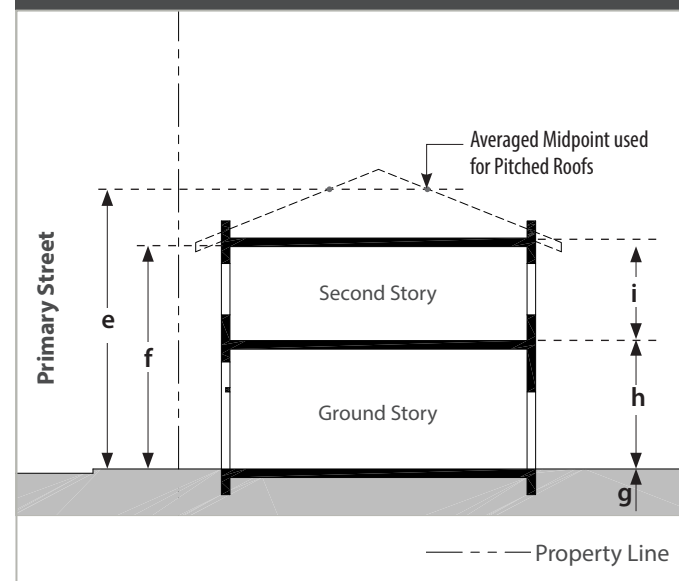
**ACCESSORY BUILDING**  
 No detached habitable Accessory Buildings are allowed within the TC Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner and live/work units are allowed (See [Sec. 8119-1.4.10.](#)).

[1] Setback to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).  
 [2] Setback includes footings.  
 [3] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)

### b. Building Profile

- Building heights shall comply with the standards listed in [Table 1.3.1\(b\)](#) below and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.1(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING	MIN.	MAX.
e Building height (stories)	1	2 <sup>1</sup>
Building height (ft.) for pitched roofs	–	40
Building height (ft.) for flat roofs	–	35
f Height to top-of-plate (ft.)	20	30
g Ground floor level above sidewalk (ft.)	0	2
h Ground story floor to floor height (ft.)	15	30 <sup>1</sup>
i Upper story floor to floor height (ft.)	10	15 <sup>1</sup>

**ACCESSORY BUILDING**  
 The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*.

[1] Exception allowed for parking garages/structures.

**Sec. 8119-1.3.1 - Town Center (TC) Zone (contd.)**

**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.1\(c\)](#) below and shall incorporate one or more of the frontage types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. For lots with no *side street* or *alley* access, a proportionate reduction in percentage of building length along the *primary street* frontage is permitted for driveway access to rear parking lots.
3. All *principal* and *secondary uses* shall be enclosed in a building that meets frontage requirements specified in [Sec. 8119-1.3.1\(c\)\(1\) and \(2\)](#) above.

TABLE 1.3.1(c) BUILDING FRONTAGE STANDARDS		
	Buildable area	----- Property Line
MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
<b>j</b>	Primary Street (% of lot width)	80
<b>k</b>	Side Street (% of lot depth)	50

**d. Parking and Utilities**

1. Parking and any above-ground utilities shall be located as shown in [Table 1.3.1\(d\)](#) below. To the extent possible, utilities shall be placed underground.
2. Parking/service areas shall be accessed from an *alley*, rear of lot or a *Side Street*. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to the side property line as possible.

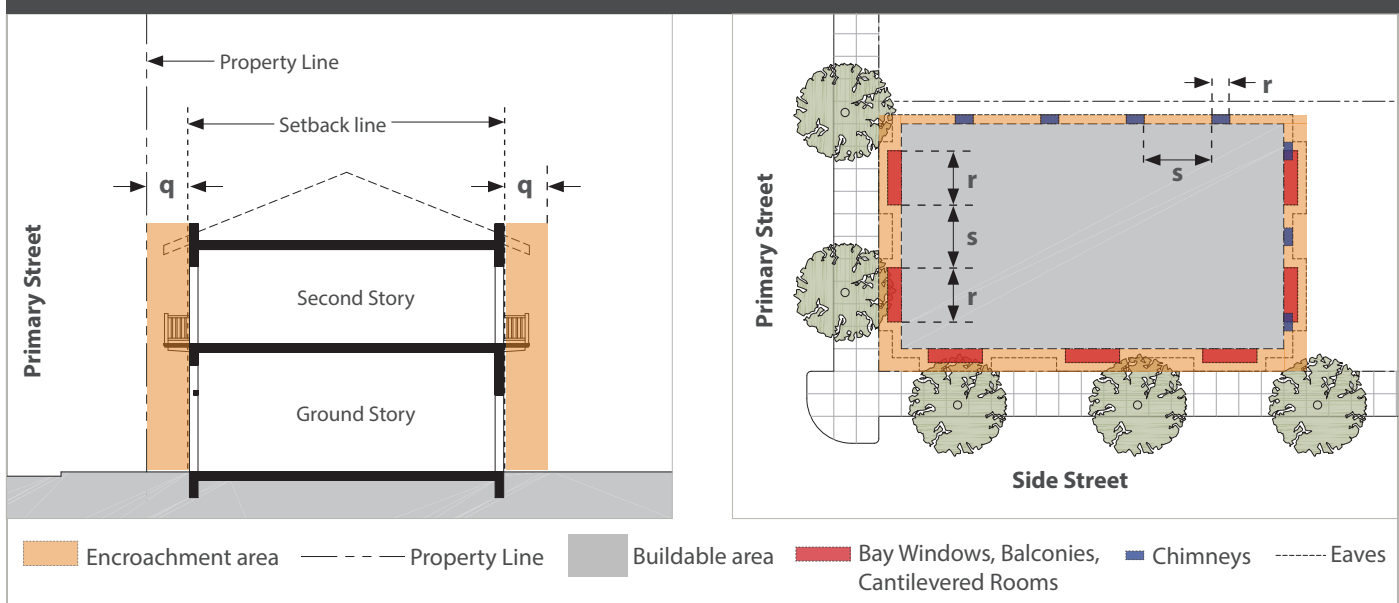
TABLE 1.3.1(d) PARKING PLACEMENT STANDARDS			
	Buildable area	▨ Parking area	----- Property Line
PARKING PLACEMENT		MIN.	MAX.
<b>l</b>	Primary Street Setback	40 ft.	-
<b>m</b>	Side Street Setback	5 ft.	-
<b>n</b>	Side Setback	5 ft.	-
<b>o</b>	Rear Setback	5 ft.	-
DRIVEWAY		MIN.	MAX.
<b>p</b>	Driveway width	See individual Building Types in <a href="#">Sec. 8119-1.4</a> .	

**Sec. 8119-1.3.1 - Town Center (TC) Zone (contd.)**

**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#). (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.1\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys and fireplaces, eaves, and signage may encroach into setbacks as identified in [Table 1.3.1\(e\)](#). As part of the main building, cantilevered rooms are also allowed to encroach. Only projecting signs may encroach into a public right-of-way, pursuant to an approved Encroachment Permit.
3. Maximum dimensions of bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.1\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
4. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

**TABLE 1.3.1e. BUILDING ENCROACHMENT STANDARDS**



**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1,3</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 50% of façade length, whichever is greater	8 ft.
Balconies <sup>1,3</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>1,3</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys <sup>3</sup>	0 ft.	0 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves <sup>3</sup>	2 ft. <sup>2</sup>	2 ft. <sup>2</sup>	2 ft.	2 ft. <sup>2</sup>	n/a	100% of façade length	n/a
Arcades	5 ft.				See <a href="#">Sec. 8119-1.5</a>		
Signage	5 ft.	0 ft.			See <a href="#">Sec. 8119-1.6</a>		

[1] Bay windows, balconies, and cantilevered rooms are allowed only on second floor.  
 [2] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.  
 [3] Not allowed when the structure has a front setback less than 3 ft.

**Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone**

**a. Building Placement**

1. Buildings shall be located within the building site per [Table 1.3.2\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
2. See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
3. Corner lots along L.A. Avenue shall include ground-floor commercial retail facing L.A. Avenue.
4. See [Sec. 8119-1.8](#) for additional requirements.
5. Outdoor uses (such as dining) must be located within the property line.

TABLE 1.3.2(a) BUILDING PLACEMENT STANDARDS			
PRIMARY BUILDING		MIN.	MAX.
<b>a</b>	Primary Street Setback <sup>1</sup>	10 ft.	20 ft. <sup>2</sup>
<b>b</b>	Side Street Setback <sup>1</sup>	5 ft.	15 ft. <sup>2</sup>
<b>c</b>	Side Setback	5 ft.; 8 ft. for three story buildings	-
<b>d</b>	Rear Setback	10 ft.	-
ACCESSORY BUILDING			
Pursuant to Sec. 8107-1.7, an <i>Accessory Dwelling Unit (ADU)</i> shall be allowed on a lot zoned R/MU with an existing or proposed single-family or multifamily dwelling. <sup>3</sup> In all other instances, no detached habitable Accessory Buildings are allowed within the R/MU Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner is allowed (See <a href="#">Sec. 8119-1.4.10</a> ). (AM. ORD. 4615 - 2/7/23)			

[1] Primary or Side Street setbacks to be landscaped or paved as per [Sec. 8119-1.4.2\(e\)](#).  
 [2] Exceptions are available for outdoor uses (such as dining, landscaping, etc.)  
 [3] See [Sec. 8119-1.3.3\(a\) and \(b\)](#) for building placement and building profile standards for ADUs. (AM. ORD. 4519 - 2/27/18)

**b. Building Profile**

1. Building heights shall comply with the standards listed in [Table 1.3.2\(b\)](#), and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
2. The maximum height of buildings with flat roofs shall include parapets and roof decks.
3. Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

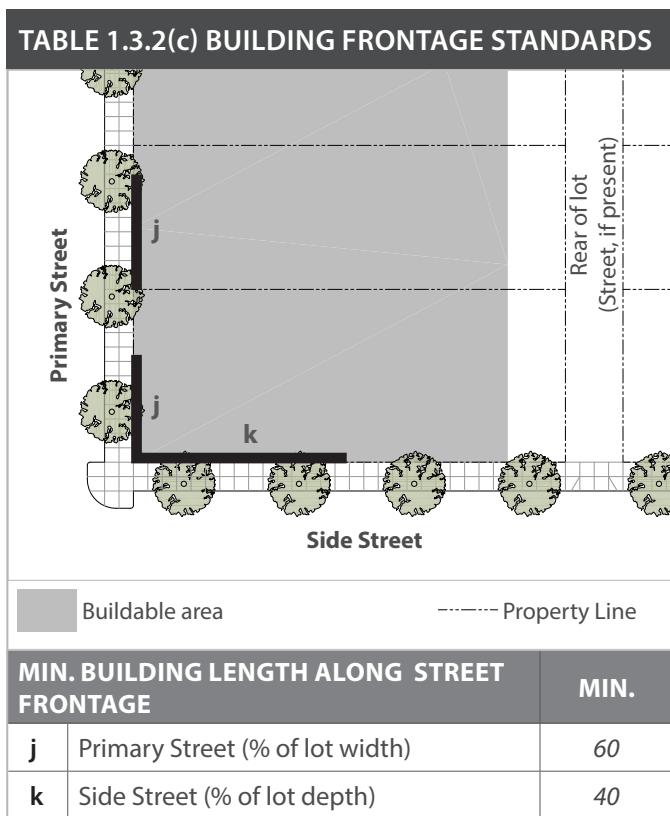
TABLE 1.3.2(b) BUILDING PROFILE STANDARDS			
PRIMARY BUILDING		MIN.	MAX.
<b>e</b>	Building height (stories)	1	3
	Building height (ft.) for pitched roofs	-	50
	Building height (ft.) for flat roofs	-	45
<b>f</b>	Building height (ft.) to top-of-plate	16	40
<b>g</b>	Ground floor level above sidewalk (ft.)		
	Nonresidential	0	2
<b>h</b>	Ground story floor to floor height (ft.)		
	Nonresidential	12	30
<b>i</b>	Upper story floor to floor height (ft.)		
	Residential	12	20
ACCESSORY BUILDING			
The height of the attached Accessory Buildings shall not exceed the height of the <i>Primary Building</i> . For ADUs, however, the maximum building height shall be pursuant to Sec. 8107-1.7. (AM. ORD. 4615 - 2/7/23)			



**Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone (contd.)**

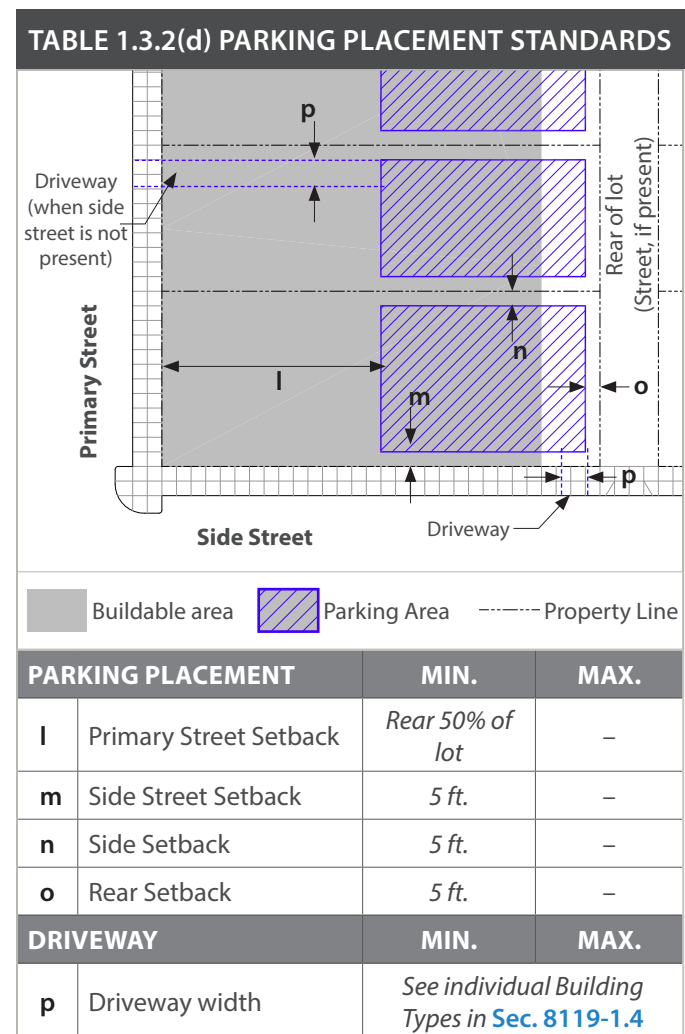
**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.2\(c\)](#) below and shall incorporate one or more of the *frontage* types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in [Sec. 8119-1.3.2\(c\)\(1\)](#) above.



**d. Parking and Utilities**

1. Parking and above-ground utilities shall be located as shown in [Table 1.3.2\(d\)](#) below. To the extent possible, utilities shall be placed underground.
2. Parking/service areas shall be accessed from a *Side Street* or rear of the lot. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to the side property line as possible.



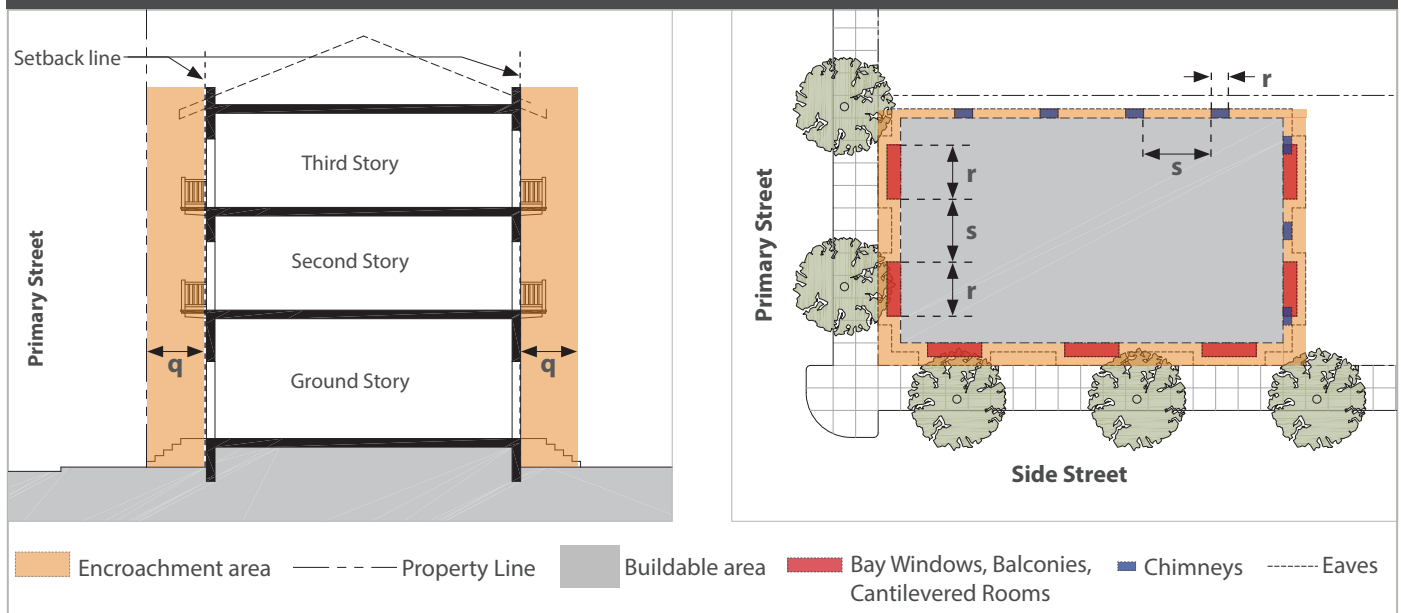


**Sec. 8119-1.3.2 - Residential/Mixed Use (R/MU) Zone (contd.)**

**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.2\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.2\(e\)](#) below. As part of the main building, cantilevered rooms are allowed to encroach. Except for commercial signs, no encroachments are permitted in the public right-of-way.
3. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.2\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
4. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

**TABLE 1.3.2(e) BUILDING ENCROACHMENT STANDARDS**



**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>1</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	0 ft.	0 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. <sup>2</sup>	2 ft. <sup>2</sup>	2 ft.	2 ft. <sup>2</sup>	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	0 ft.	0 ft.	See <a href="#">Sec. 8119-1.5.4</a> & <a href="#">Sec 8119-1.5.5</a>		
Signage	5 ft.		0 ft.		See <a href="#">Sec. 8119-1.6</a>		

[1] Bay windows, balconies, and cantilevered rooms are allowed only on second and third floors.

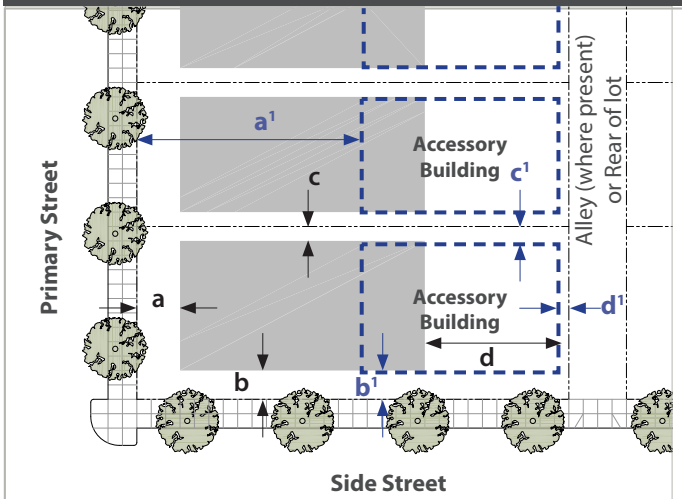
[2] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

**Sec. 8119-1.3.3 - Residential (RES) Zone** (AM. ORD. 4519 - 2/27/18, AM. ORD. 4615-2/7/23)

**a. Building Placement**

- Buildings, Accessory Dwelling units (ADU) pursuant to Sec. 8107-1.7.5, and other habitable/non-habitable accessory buildings shall be located within the building site per **Table 1.3.3(a)** below, except that setbacks for ADUs shall be consistent with Sec. 8107-1.7.5. Setbacks are measured as per Sec. 8106-4.
- See **Sec. 8119-1.4** (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See **Sec. 8119-1.8** for additional requirements.
- For all other applicable standards regarding ADUs, see Sec. 8107-1.7.

**TABLE 1.3.3(a) BUILDING PLACEMENT STANDARDS**



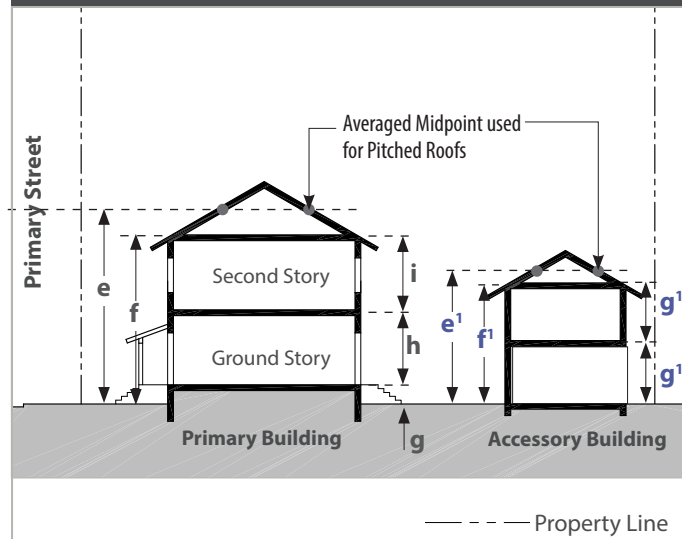
PRIMARY BUILDING		MIN.	MAX.
a	Primary Street Setback <sup>1</sup>	15 ft. or prevailing setback for block length	20 ft.
b	Side Street Setback <sup>1</sup>	10 ft.	-
c	Side Setback	5 ft.	-
d	Rear Setback	10 ft.	-
ACCESSORY BUILDING		MIN.	MAX.
a <sup>1</sup>	Primary Street Setback <sup>1</sup>	Locate on Rear 40% of lot	
b <sup>1</sup>	Side Street Setback <sup>1,3</sup>	10 ft.	-
c <sup>1</sup>	Side Setback <sup>2,3</sup>	5 ft.	-
d <sup>1</sup>	Rear Setback <sup>2,3</sup>	5 ft.	-

[1] Primary and Side Street setbacks shall be landscaped.  
 [2] An exception is allowed for non-habitable accessory buildings where the minimum side and rear setback can be 3 ft. (Per Sec. 8106-5.1).  
 [3] Minimum setbacks for ADUs shall be pursuant to Sec. 8107-1.7.

**b. Building Profile**

- Building heights shall comply with the standards listed in **Table 1.3.3(b)** below and are measured as per **Sec. 8119-1.8.2**. Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- Chimneys and other architectural features may project beyond the maximum building height as allowed by the California Building Code and Sec. 8106-7.

**TABLE 1.3.3(b) BUILDING PROFILE STANDARDS**



PRIMARY BUILDING		MIN.	MAX.
e	Building height (stories)	1	2
	Building height (ft.)	-	35
f	Height to top-of-plate (ft.)	-	25
g	Ground floor level above sidewalk (ft.)	0	3
h	Ground story height (ft.)	9	12
i	Upper story height (ft.)	9	12
ACCESSORY BUILDING		MIN.	MAX.
e <sup>1</sup>	Building height (stories)	1	2 <sup>1</sup>
	Building height (ft.) <sup>2,3</sup>	-	25
f <sup>1</sup>	Height to top-of-plate (ft.)	-	20
g <sup>1</sup>	Floor height (ft.)	9	10

[1] Only allowed if it is: (a) a 2-story ADU, or (b) an ADU located over a non-habitable accessory building.  
 [2] Building height of Accessory Building shall not exceed the height of the Primary Building.  
 [3] Maximum building height for ADUs shall be pursuant to Sec. 8107-1.7.

**Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)**

**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in **Table 1.3.3(c)** below and shall incorporate one or more of the *frontage* types identified in **Sec. 8119-1.5** (Frontage Type Standards).
2. For lots with no *side street* or *alley* access, a proportionate reduction in percentage of building length along the *primary street frontage* is permitted for driveway access to rear parking lots.
3. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in **Sec. 8119-1.3.3(c)(1) and (c)(2)** above.

**TABLE 1.3.3(c) BUILDING FRONTAGE STANDARDS**

MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
<b>j</b>	Primary Street (% of lot width)	60
<b>k</b>	Side Street (% of lot depth)	30

**d. Parking and Utilities**

1. Parking and above-ground utilities shall be located as shown in **Table 1.3.3(d)** below. To the extent possible, utilities shall be underground.
2. Parking/service areas shall be accessed from an *alley* or a *Side Street*. When not present, parking/service areas may be accessed from the *Primary Street*, with driveways located as close to side property line as possible.

**TABLE 1.3.3(d) PARKING PLACEMENT STANDARDS**

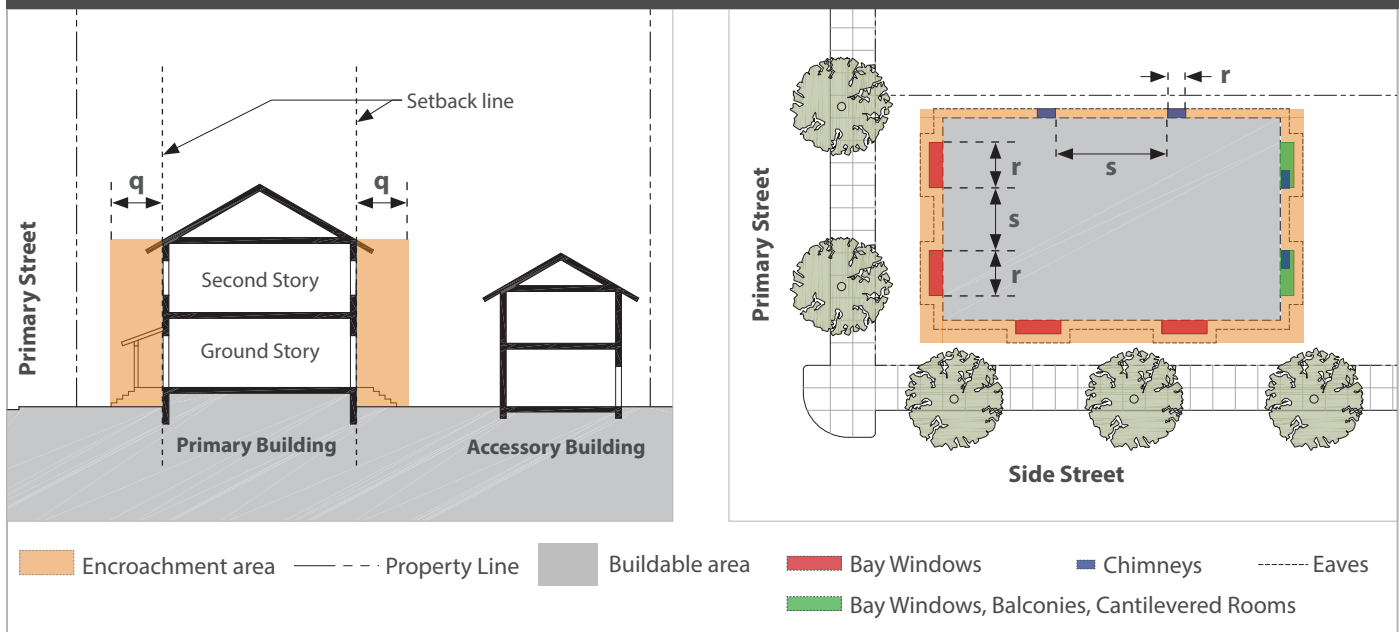
PARKING PLACEMENT		MIN.	MAX.
<b>l</b>	Primary Street Setback	Rear 50% of lot	-
<b>m</b>	Side Street Setback	10 ft.	-
<b>n</b>	Side Setback	5 ft.	-
<b>o</b>	Rear Setback	5 ft.	-
DRIVEWAY		MIN.	MAX.
<b>p</b>	Driveway width	See individual Building Types in <b>Sec. 8119-1.4</b>	

**Sec. 8119-1.3.3 - Residential (RES) Zone (contd.)**

**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below.
2. Architectural elements, including bay windows, balconies (covered or uncovered), chimneys, eaves, and signage may encroach into setbacks as identified in [Table 1.3.3\(e\)](#) below. As part of the main building, cantilevered rooms are also allowed to encroach.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.3\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.
5. See following sections for allowances: Sec. 8106-5 for fire escapes and open unenclosed stairways (Sec. 8106-5.6); depressed ramps (Sec. 8106-5.8); uncovered, unenclosed landing and porches (Sec. 8106-5.9); and decks (Sec. 8106-5.10).

**TABLE 1.3.3(e) BUILDING ENCROACHMENT STANDARDS**



**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (q)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS (s)
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT (r)	ALL ENCROACHMENTS COMBINED	
Bay Windows <sup>1</sup>	3 ft.	3 ft.	0 ft.	3 ft.	12 ft.	20 ft. or 45% of façade length, whichever is greater	8 ft.
Balconies <sup>2</sup>	3 ft.	3 ft.	0 ft.	3 ft.			
Cantilevered rooms <sup>2</sup>	0 ft.	0 ft.	0 ft.	2 ft.			
Chimneys	2 ft.	2 ft.	2 ft.	2 ft.	4 ft.	16 ft.	8 ft.
Eaves	2 ft. <sup>3</sup>	2 ft. <sup>3</sup>	2 ft.	2 ft. <sup>3</sup>	n/a	100% of façade length	n/a
Porch, Stoop	5 ft.	5 ft.	2 ft.	2 ft.	See <a href="#">Sec. 8119-1.5.4</a> and <a href="#">Sec. 8119-1.5.5</a>		

[1] Bay windows are allowed only on the ground floor.  
 [2] Balconies and cantilevered rooms are allowed only on second floor.  
 [3] Eaves may encroach up to 5 feet into front, rear and side street setback when extending from a bay window, covered balcony, or cantilevered room.

**Sec. 8119-1.3.4 - Industrial (IND) Zone**

**a. Building Placement**

- Buildings shall be located within the building site per [Table 1.3.4\(a\)](#) below. Setbacks are measured as per Sec. 8106-4.
- See [Sec. 8119-1.4](#) (Building Type Standards) for allowed building types, minimum and maximum lot width and depth dimensions, and applicable design requirements.
- See [Sec. 8119-1.8](#) for additional requirements, including standards for Open Storage in the IND zone ([Sec. 8119-1.8.7](#)).

**TABLE 1.3.4(a) BUILDING PLACEMENT STANDARDS**

PRIMARY BUILDING	MIN.	MAX.
<b>a</b> Primary Street Setback <sup>1</sup>	10 ft.	20 ft.
<b>b</b> Side Street Setback <sup>1</sup>	10 ft.	–
<b>c</b> Side Setback	5 ft.	–
<b>d</b> Rear Setback	5 ft.	–

**ACCESSORY BUILDING**

No detached habitable Accessory Buildings are allowed within the IND Zone. However, an attached habitable Accessory Dwelling for a Superintendent or Owner, or a Caretaker is allowed (See [Sec. 8119-1.4.10](#)).

[1] Primary and Side Street setbacks shall be landscaped.

**b. Building Profile**

- Building heights shall comply with the standards listed in [Table 1.3.4\(b\)](#) and are measured as per [Sec. 8119-1.8.2](#). Floor heights are measured floor to floor.
- The maximum height of buildings with flat roofs shall include parapets and roof decks.
- The heights of industrial buildings located *adjacent* to residentially zoned parcels shall be reduced (i.e. step back the second floor) to ensure compatible heights of the structures (Apply [Sec. 8119-1.8.5\(d\)](#)).

**TABLE 1.3.4(b) BUILDING PROFILE STANDARDS**

PRIMARY BUILDING	MIN.	MAX.
<b>e</b> Building height (stories)	1	2
Building height (ft.) <sup>1</sup>	–	45
<b>f</b> Height to top-of-plate (ft.)	–	40
<b>g</b> Ground floor level above sidewalk (ft.)	–	–
<b>h</b> Ground story height (ft.):	–	35
<b>i</b> Upper story height (ft.)	–	–

**ACCESSORY BUILDING**

The height of the attached Accessory Buildings shall not exceed the height of the *Primary Building*.

[1] Max. Building height along Azahar St = 35 ft. (See [Sec. 8119-1.8.5](#)).

**Sec. 8119-1.3.4 - Industrial (IND) Zone (contd.)**

**c. Building Frontage**

1. The street facing *façade(s)* of each *primary building* shall extend along the *primary* and *side streets* as required in [Table 1.3.4\(c\)](#) below and shall incorporate one or more of the *frontage* types identified in [Sec. 8119-1.5](#) (Frontage Type Standards).
2. All *principal* and *secondary uses* shall be enclosed in a building that meets *frontage* requirements specified in [Sec. 8119-1.3.4\(c\)\(1\)](#) above.

**TABLE 1.3.4(c) BUILDING FRONTAGE STANDARDS**

Buildable area      Property Line

MIN. BUILDING LENGTH ALONG STREET FRONTAGE		MIN.
j	Primary Street (% of lot width)	50
k	Side Street (% of lot depth)	30

**d. Parking and Utilities**

1. Parking and above-ground utilities (service areas) shall be located as shown in [Table 1.3.4\(d\)](#) below. To the extent possible, utilities shall be underground.
2. Parking/service areas shall be accessed from a *Side Street*. When not present, parking/service areas shall be accessed from the *Primary Street*. Driveways shall be located as close to side property line as possible.

**TABLE 1.3.4(d) PARKING PLACEMENT STANDARDS**

Buildable area      Parking/service areas      Property Line

PARKING PLACEMENT		MIN.	MAX.
l <sup>1</sup>	Primary Street Setback	10 ft. min. for 50% max. of Primary Street lot width;	
l <sup>2</sup>	Primary Street Setback	50% of lot depth for remaining 50% of Primary Street lot width; Parking may not be located on corner.	
m	Side Street Setback	5 ft.	
n	Side Setback	5 ft.	
o	Rear Setback	5 ft.	
DRIVEWAY		MIN.	MAX.
p	Driveway width	See individual Building Types in <a href="#">Sec. 8119-1.4</a>	

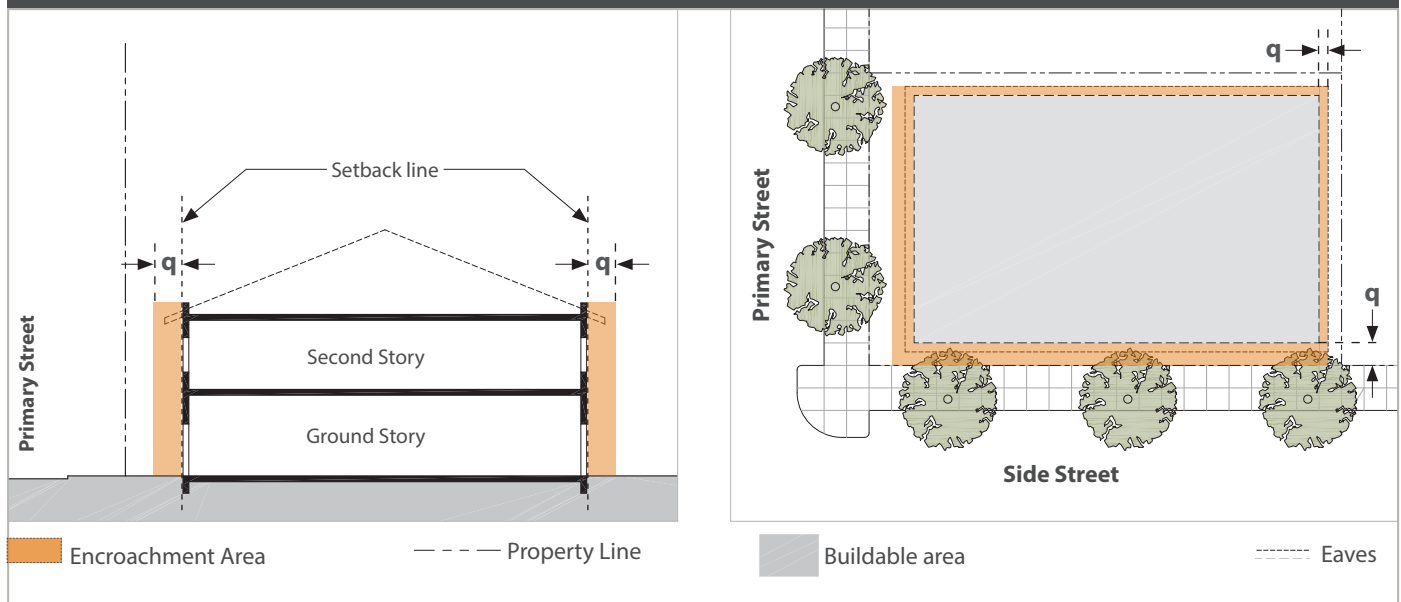


**Sec. 8119-1.3.4 - Industrial (IND) Zone (contd.)**

**e. Building Encroachments**

1. Permitted *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards) may encroach into setbacks as identified in [Table 1.3.4\(e\)](#) below.
2. Architectural elements, including eaves, and signage may encroach into setbacks as identified in [Table 1.3.4\(e\)](#) below.
3. No encroachments shall be permitted within the public right-of-way.
4. Maximum dimensions of architectural elements, including bay windows, balconies (covered or uncovered), cantilevered rooms, chimneys, and eaves are indicated in [Table 1.3.4\(e\)](#) below. See [Sec. 8119-1.5](#) (Frontage Type Standards) for dimensions of allowed *frontage* types and [Sec. 8119-1.6](#) (Signage Standards) for dimensions of allowed signage types.

**TABLE 1.3.4(e) BUILDING ENCROACHMENT STANDARDS**



**BUILDING ENCROACHMENT STANDARDS**

ENCROACHMENT TYPE	MAXIMUM ENCROACHMENT (P)				MAX. LENGTH		MIN. DISTANCE BETWEEN ENCROACHMENTS
	FRONT	SIDE STREET	SIDE YARD	REAR YARD	PER INDIVIDUAL ENCROACHMENT	ALL ENCROACHMENTS COMBINED	
Eaves	2 ft.	2 ft.	2 ft.	2 ft.	n/a	100% of façade length	n/a
Signage	5 ft.		0 ft.		See <a href="#">Sec. 8119-1.6</a>		

## Sec. 8119-1.4 - Building Type Standards

### Sec. 8119-1.4.1 - Allowable Building Types by Zone

A parcel may only be developed with a building type allowed by this Section. Allowable building types for each zone in Old Town Saticoy are shown in [Table 1.4.1](#) below. Section references in the table indicate the location for Building Type standards.

BUILDING TYPES	ZONE			
	TC	R/MU	RES	IND
Commercial/Mixed-Use Building	Sec. 8119-1.4.3	Sec. 8119-1.4.3		Sec. 8119-1.4.3
Courtyard Building	Sec. 8119-1.4.4	Sec. 8119-1.4.4		
Townhouse		Sec. 8119-1.4.5		
Small Apartment Building		Sec. 8119-1.4.6		
Triplex and Quadplex		Sec. 8119-1.4.7	Sec. 8119-1.4.7	
Single-Family House and Duplex		Sec. 8119-1.4.8 <sup>2</sup>	Sec. 8119-1.4.8	
Industrial Building				Sec. 8119-1.4.9
Accessory Dwellings (habitable) <sup>1</sup>	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10	Sec. 8119-1.4.10
Accessory Structures (non-habitable)			Sec. 8119-1.4.11	

[1] There are several types of accessory, habitable buildings:

- Accessory Dwelling Units, which are allowed in the R/MU and RES zones, and Junior Accessory Dwelling Units, which are allowed in the RES zone, pursuant to Sec. 8107-1.7 (AM. ORD. 4519 - 2/27/18, AM ORD. 4615-2/7/23), and
- Caretaker dwelling units and those for Superintendent/Owner, which are allowed in the TC, R/MU, and IND zones.

[2] Duplexes are allowed in the R/MU zone when only a 3/4" water meter is available.

### Sec. 8119-1.4.2 - Requirements for all Building Types

See [Sec. 8119-1.4.3 through Sec. 8119-1.4.11](#) for detailed Building Type standards.

#### a. Building Size, Massing and Materials

All *Principal* and *Secondary* uses shall be conducted within a completely enclosed building, unless the use is specifically identified as an outdoor use or is one which must be located outdoors in order to function.

1. **Corner Lots:** When a building is located on a corner lot, the *Primary* and *Side Street façades* shall utilize the same materials and finishes.
2. **Street-Facing Façades:** In order to ensure that building size and massing is consistent with the small-town character of Old Town Saticoy:
  - i. The length of *façade* shall be limited to the standards in [Tables 1.4.3. through 1.4.11](#).
  - ii. If the *façade* length exceeds 100 feet, the *façade* shall be visually broken up into multiple vertical segments (Also see [Sec. 8119-1.4.2\(a\)\(3\). Building Façades](#)).



Example of a commercial building that breaks a long façade into multiple vertical segments.



3. **Building Façades:** *Façades* shall be divided into vertical components that are 25 feet or less in width. Each component can be created by projecting or recessing wall surfaces, by changing the roofline or adding a porch, or by adding piers or *pilasters* to provide vertical breaks in the building elevation.
4. **Multi-family Buildings:** *Multi-family* buildings (i.e. the residential portions of Mixed-use Buildings, Courtyard Buildings, or Small Apartment Buildings) may be composed of *stacked flats*, townhouse units, *lofts* or a combination of these dwelling unit types.



Example of a building that breaks up the Primary and Side Street façades into different vertical components by projecting or recessing external wall surfaces and by adding porches, balconies, etc..

### b. Frontage Standards

1. **Frontage Type:** Street-facing building *façades* shall be composed of allowed *frontage* types per [Sec. 8119-1.5](#) (Frontage Type Standards).
2. **Uses facing the Street:** Along *Primary Streets*, where retail or office uses are allowed or required, retail or office space rather than service rooms shall be oriented toward the *Primary Street*.
3. **Uses facing a Park:** Buildings that are *adjacent* to and face a park (such as Plaza or Green) shall include building entry, windows, doors, and *frontage* types that provide a high level of visibility and access between the building and the park. For guidelines related to parks, see [Section C.7. in Chapter 6.](#) of the Area Plan.
4. **Window Locations:**
  - i. All buildings shall provide street-facing and, where present, *alley*-facing windows.
  - ii. *Alley*-facing windows shall only be provided for habitable *accessory* structures (not garages).
  - iii. The *Primary Street frontage* shall have minimum 50 percent window/glazing areas, and the *Side Street Frontage* shall have a minimum of 25 percent.



Example of a building that incorporates the same materials and finishes on both its Primary Street and Side Street façades. Its front porch also faces both streets.



Example of a mixed-use building that employs pilasters to divide its façade into vertical bays.

### c. Building Lighting

Lighting shall comply with the following requirements:

1. **Flood lamps** shall be shielded so that *light sources* are not visible from a public right-of-way.
2. **Spotlights:** Lighting (uplighting, downlighting) shall be aimed solely at the object to be illuminated, such as architectural features or components of a building, and outdoor artwork or signs.
3. **Lighting fixtures** shall not obscure important architectural features of the building.
4. Lighting fixtures shall minimize off-site light and glare that would be visible from the Santa Clara River.

### d. Services and Utilities Placement

The standards in this section apply to the following: (i) Service areas (for trash enclosures), (ii) Mechanical and electrical equipment (HVAC) and (iii) Public utility equipment (back flow preventers, transformer boxes, gas and electric meters, etc.) located on private lots. These standards apply to both roof- or ground-mounted services and utilities.

1. **Public Views:** To the extent feasible, service/utility areas and equipment shall be screened from public view or located so as not to be visible from *Primary or Side Streets*. Utilities unavoidably located in a front yard shall be located away from pedestrian and vehicular routes and screened from public view (with landscaping, by using building offsets or enclosures).
2. **Lots with Alleys:** Locate service areas *adjacent* to the *alley*, and place utilities and equipment *adjacent* to the *alley*, subject to the requirements and approval of the associated utility company.
3. **Lots without Alleys:** When an *alley* is not present, utility access and equipment shall be located in a side or rear-yard and screened from public view.
4. **Noise or Odor-Generating Equipment/Containers:** To the extent feasible, garbage bins, generators, and other such equipment shall be located away from *adjacent* properties. Such facilities shall be fully enclosed by materials that minimize noise or odor impacts. Air intake and exhaust systems, or other mechanical equipment that generates noise, smoke or odors, should not be located on or within 10 feet of the *Primary Street* property line or within any on-site common open spaces. Where required, trash enclosures shall be provided in accordance with Integrated Waste Management Division (IWMD) guidance.



Example of a residential building that uses an overhanging room to break up its front façade.



Accessory buildings have alley-facing windows.



### e. Open Space and Landscape

1. **Primary and Side Street Setbacks:** In the Town Center (TC) zone, *Primary* and *Side Street* setbacks require landscaping, which may include *hardscape* or special/permeable paving material consistent with applicable stormwater regulations (See [Section C.6. in Chapter 6.](#) of the Area Plan for examples of special/permeable paving). These setbacks may also utilize a combination of *hardscape* and landscape (such as *planters*). In the RES, R/MU and IND zones, *Primary* and *Side Street* setbacks shall be landscaped.
2. **Front Yards:** The size of front yards shall be determined by the setbacks and *frontage* type requirements of the applicable zone (See [Sec. 8119-1.3. Zoning Standards](#)).
3. **Landscaping:** For *Primary* and *Side Streets*, the “*parkway*” portion of the public right-of-way (see [Chapter 5.](#) of the Saticoy Area Plan), as well as setback areas along those streets, shall be landscaped and maintained by the landowner. Landscaping shall be provided from the edge of sidewalk or back of curb to the building *façade* or garden wall. Paved areas shall be limited to walks and driveways, where present.
4. **Commercial Open Space:** For developments in the TC zone, the total area devoted to landscaping shall be no less than 10 percent of the overall permit area. Except for *Primary* and *Side Street* setbacks, landscape requirements may be modified or waived by the Planning Director for lots of less than 5,000 square feet in area. All landscaping plans including, where required, street tree plantings in *parkway* areas or in specified sidewalk tree wells, shall be submitted with the project application.
5. **Landscaping for Large-Scale Development or Redevelopment:** See [Sec. 8119-1.8.5\(f\)](#).



A back flow preventer that abuts the building and is screened from the view of the sidewalk and street by shrubs.



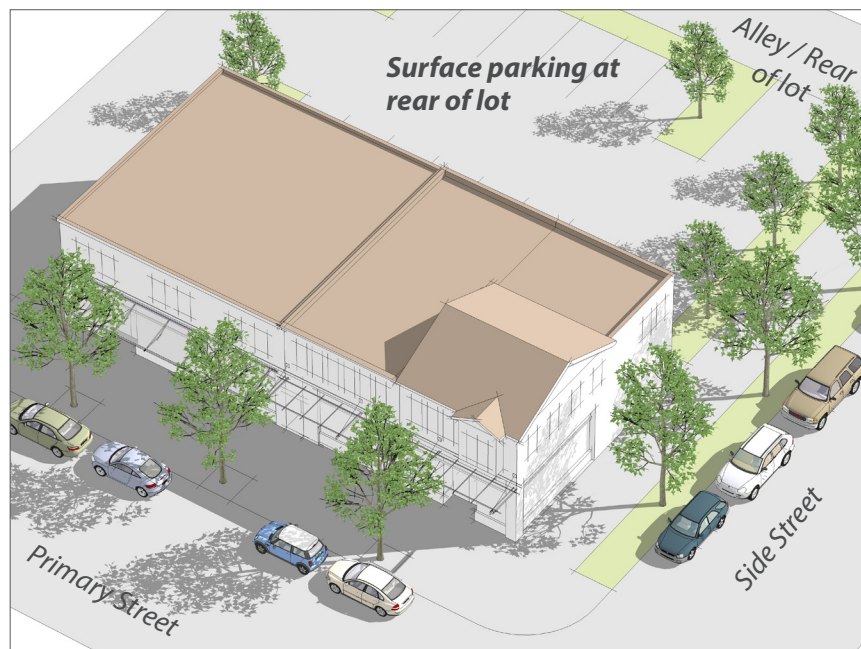
An occupiable private patio can also provide ample space for solar access and water infiltration.



### Sec. 8119-1.4.3 - Commercial/Mixed-Use Building

A one-, two-, or three-story building designed for occupancy by retail, service, or office uses on the ground floor. Upper floors, where present, may be used for service, office, or residential uses as allowed by each zone’s permitted uses. Upper floor units may be directly accessed from the street level by an exterior stair or through an interior street-level lobby. The building may also be configured for “live/work” or residential occupancy, in which case the ground floor is occupied by non-residential uses and the upper story is occupied by residential uses. In the Town Center zone, commercial uses are located at the ground level, and residential or commercial uses are located on the upper floor. This building type may utilize either “block-form” or “house-form” structures.

All Commercial/Mixed-Use Buildings shall meet the standards listed in [Table 1.4.3](#).



**Building Type Diagram (example shows a 2-story building)**



*A tall, one-story “block-form” Mixed-Use Building that accommodates retail uses is appropriate for Saticoy’s Town Center.*



*A two-story “house-form” Mixed-Use Building (with retail ground floor and residential upper floor) is residential in character and appropriate for Saticoy’s Residential Mixed-Use areas.*

TABLE 1.4.3. COMMERCIAL/MIXED-USE BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	25 ft. min. – 100 ft. max.		Not allowed	25 ft. min. – 260 ft. max.
B. Depth	75 ft. min. - 150 ft. max.			75 ft. min. - 260 ft. max.
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	2 stories / 40 ft.	3 stories / 50 ft.	Not allowed	2 stories / 45 ft.
B. Length along front	80 ft. max.			130 ft. max.
C. Length along side yard	75 ft. max.	60 ft. max.		80 ft. max.
D. Residential Unit Size	Per market	Per market		n/a
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Direct access from sidewalk		Not allowed	Direct access from sidewalk
B. Upper Floors	From street-level lobby or stair accessed from sidewalk or street-level patio			From street-level lobby or stair accessed from sidewalk
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	From alley	n/a	Not allowed	n/a
B. Corner lot without alley	Max. 20 ft wide driveway connected to a Side Street			Max. 20 ft wide driveway connected to a Side Street
C. Internal lot without alley	Max. 20 ft. wide driveway connected to a Primary Street			Max. 20 ft. wide driveway connected to a Primary Street
<b>5. PARKING TYPE</b>				
A. Type	Surface lot, Joint Parking lot, garage, or carport	Surface lot, garage, or carport	Not allowed	Surface lot, garage, or carport
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Primary and Side Street setbacks to be landscaped or paved per <a href="#">Sec. 8119-1.4.2(e)</a>	Landscaping required in Primary and Side Street setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks
B. Private Open Space (Residential Uses only)	n/a	<ul style="list-style-type: none"> <li>Patio, deck or rear/side yard for ground floor units;</li> <li>Balcony required for 2nd or 3rd story units;</li> <li>Min size: 40 SF min. with dimensions of 5 ft. x 8 ft.</li> </ul>		n/a
C. Common Open Space (Residential Uses only)		<ul style="list-style-type: none"> <li>Required for residential development with 8 or more units unless project is located less than 1/4-mile walking distance from 0.25 acre park.</li> <li>Min. size: 1,000 SF min. with dimensions 20 ft. x 25 ft.</li> </ul>		
<b>7. FRONTAGE</b>				
	See <a href="#">Sec. 8119-1.5</a>		Not allowed	See <a href="#">Sec. 8119-1.5</a>

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.



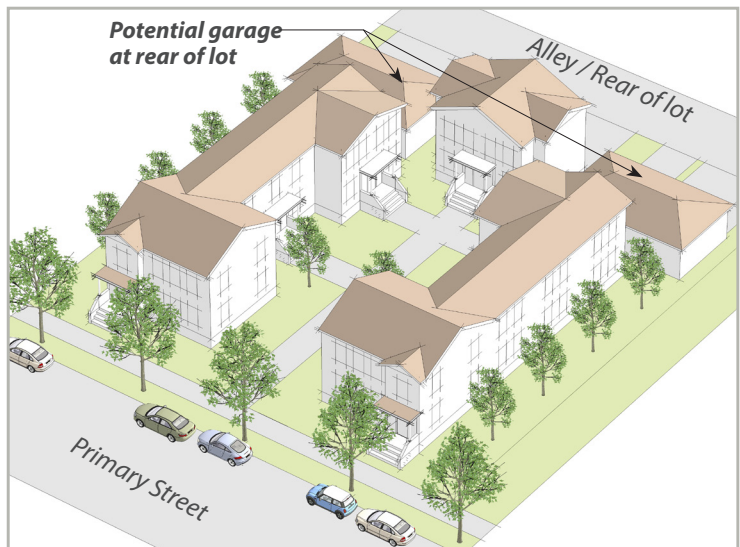
### Sec. 8119-1.4.4 - Courtyard Building

The Courtyard Building is a “*block-form*” or a “*house-form*” building that can be used for residential, commercial, or mixed-use (residential/commercial) areas. In all configurations, the courtyard should be visible and accessed from a *Primary* or *Side Street*. This building type is particularly useful for large-scale developments. Courtyard buildings are well suited to senior housing.

When used for residential purposes, the Courtyard Building includes a group of attached dwelling units arranged to share one or more common courtyards, where pedestrian access to those units is taken from a courtyard. The courtyard should function as a common outdoor space for residents. When used solely for commercial use in the Town Center (TC) zone, the courtyard space shall be used as a *semi-public outdoor area*.

A mixed-use configuration could occur in a number of ways:

- a. **Within the TC zone**, commercial use would occupy the ground floor level and residential use would occupy the second level in either a *live/work* configuration or *secondary use* configuration;
- b. **Within the R/MU zone**, commercial use would occupy a portion of the ground floor level, with residential use on both ground and upper floors. Alternatively, a Courtyard Building could be configured with a one or two-story commercial structure that faces a *Primary Street*, combined with residential buildings located behind the commercial building facing a courtyard that is primarily or exclusively used by residents.



**Courtyard Building Type Diagram**

All Courtyard Buildings shall meet the standards listed in [Table 1.4.4](#).



*Illustrative Photo of Courtyard Building with residential units.*



*Illustrative Photo of interior courtyard used for common open space.*



TABLE 1.4.4. COURTYARD BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	100 ft. min.		Not allowed	
B. Depth	120 ft. min.			
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	2 stories / 40 ft.	3 stories / 50 ft.	Not allowed	
B. Length along front	130 ft. max.	130 ft. max.		
C. Length along side yard	n/a			
D. Unit size	Per market	Per market		
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Direct access from sidewalk or courtyard			Not allowed
B. Courtyard	<ul style="list-style-type: none"> <li>• 15 ft. min. wide passage that is open to the sky and provides access from Primary or Side Street sidewalk to courtyard.</li> <li>• View through passage from Primary or Side Street sidewalk into courtyard must be unobstructed.</li> <li>• A wrought iron, metal picket, or wood gate may be used. Gates must allow visibility into courtyard (max. 25%).</li> </ul>			
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	From alley	n/a	Not allowed	
B. Corner lot without alley	Max. 20 ft wide driveway connected to a Side Street			
C. Internal lot without alley	Max. 12 ft. wide driveway connected to a Primary Street; or Joint Parking lot.	Max. 12 ft. wide driveway connected to a Primary Street.		
<b>5. PARKING TYPE</b>				
A. Type	Surface lot, garage, or carport. Parking is prohibited in courtyard.			Not allowed
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Primary and Side Street setbacks to be landscaped or paved per <a href="#">Sec. 8119-1.4.2(e)</a>	Landscaping required in Primary and Side Street setbacks.		
B. Private open space (Residential uses only)	May be provided in side and rear yards: min. dimensions 8 ft. x 10 ft.			
C. Common open space (Courtyard)	<ul style="list-style-type: none"> <li>• One or more separated or interconnected courtyards</li> <li>• Min. 15% of lot area with min. width of 30 ft. and max. width or length of 100 ft.</li> <li>• Courtyard must be landscaped.</li> </ul>			Not allowed
<b>7. FRONTAGE</b>				
	See <a href="#">Sec. 8119-1.5</a>			Not allowed

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

### Sec. 8119-1.4.5 - Townhouse

A “house-form” building type comprised of four or more attached units arranged side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The building is located at the front of the property, with a parking lot or garage at the rear of the property, separated from the *primary building* by a rear yard. Townhouses shall primarily accommodate housing.

For parcels *abutting* L.A. Avenue and Nardo Street in the R/MU zone, townhouses may include a corner, two-story commercial unit that directly faces the *Primary Street*.

All Townhouse Buildings shall meet the standards listed in [Table 1.4.5](#).



**Townhouse Building Type Diagram**



*Illustrative Photo*



*Illustrative Photo*

TABLE 1.4.5. TOWNHOUSE				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	Not allowed	100 ft. min.	Not allowed	
B. Depth		100 ft. min.		
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	Not allowed	3 stories / 50 ft.	Not allowed	
B. Length along front		150 ft. max.		
C. Length along side yard		60 ft. max.		
D. Unit size		Per market		
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Not allowed	Direct access from sidewalk	Not allowed	
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	Not allowed	n/a	Not allowed	
B. Corner lot without alley		Max. 20 ft. wide driveway connected to a Primary Street		
C. Internal lot without alley		Max. 20 ft. wide driveway connected to a Side Street		
<b>5. PARKING TYPE</b>				
A. Type	Not allowed	In surface lot, garage, or carport	Not allowed	
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks	Not allowed	
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none"> <li>• Ground floor units: Patio, deck or rear/side yard; min. size: 100 SF with min. dimensions 10 ft. x 10 ft.</li> <li>• 2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>		
C. Common Open Space (Residential uses only)		Required for residential development with 8 or more units unless project is located less than 1/4-mile walking distance from a 0.25 acre park. Min. size: 1,000 SF with min. dimensions 20 ft. x 25 ft.		
<b>7. FRONTAGE</b>				
	Not allowed	See <a href="#">Sec. 8119-1.5</a>	Not allowed	

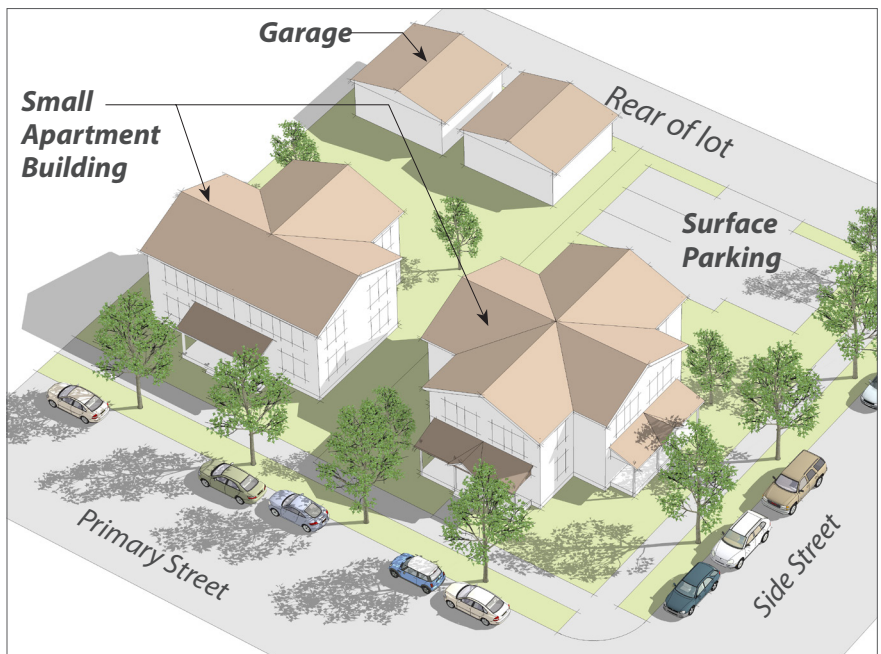
[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.



### Sec. 8119-1.4.6 - Small Apartment Building

A building with the appearance and scale of a large house from the *Primary* or *Side Street*, containing up to eight dwelling units surrounded by setbacks on all four sides (front yard, side yards, rear yard). The building has one or more internal shared lobbies or hallways that provide access to individual units. On-site open space is provided by a rear yard that serves all the dwellings. Small Apartment Buildings may accommodate housing as well as ground floor commercial uses that directly face the *Primary Street*.

All Small Apartment Buildings shall meet the standards listed in [Table 1.4.6](#).



**Small Apartment Building Type Diagram**



*Illustrative Photo of a small apartment building.*



*Illustrative Photo of a small apartment building type appropriate for the R/MU zone. Porches provide private open space.*

TABLE 1.4.6. SMALL APARTMENT BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	Not allowed	100 ft. min.	Not allowed	
B. Depth		120 ft. min.		
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	Not allowed	2 stories / 50 ft.	Not allowed	
B. Length along front		80 ft. max.		
C. Length along side yard		100 ft. max.		
D. Unit size		Per market		
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Not allowed	Accessed from a street-facing lobby; dwelling units shall be accessed directly from interior lobby or corridor.	Not allowed	
B. Upper Floors		Accessed through a corridor or stair (connected to a ground floor lobby).		
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	Not allowed	n/a	Not allowed	
B. Corner lot without alley		Max. 20 ft. wide driveway connected to a Side Street.		
C. Internal lot without alley		Max. 20 ft. wide driveway connected to a Primary Street.		
<b>5. PARKING TYPE</b>				
A. Type	Not allowed	Surface lot, garage, or carport.		
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks.	Not allowed	
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none"> <li>Ground floor units: Patio, deck, porch or rear/side yard; min. size: 80 SF with min. dimensions 8 ft. x 10 ft.</li> <li>2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>		
C. Common Open Space (Residential uses only)		<ul style="list-style-type: none"> <li>For lots with 5 to 20 units, min. size = 1,000 SF with min. dimensions 20 ft. x 25 ft. <sup>2</sup>;</li> <li>For lots with 20 units or more, min. size = 2,000 SF, with min. width of 20 ft.</li> </ul>		
<b>7. FRONTAGE</b>				
	Not allowed	See <a href="#">Sec. 8119-1.5</a>	Not allowed	

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

[2] Common Open Space for buildings with fewer than 20 units may be provided in lieu of private (ground floor) open space.

### Sec. 8119-1.4.7 - Triplex and Quadplex

*Triplexes and Quadplexes are “house-form” buildings with three or four units per lot, respectively, surrounded on all four sides by setbacks (front yard, side yard, rear yard), with separate entrances for each unit. No more than two (2) units may be accessed from each entrance. Within the R/MU zone, this building type may contain ground-floor commercial use. On-site open space is provided by a rear yard that serves all the dwellings or through private yards for each dwelling.*

All *Triplex* and *Quadplex* Buildings shall meet the standards listed in [Table 1.4.7](#).



**Triplex / Quadplex Building Type Diagram**



*Illustrative Photo showing a 2 story Triplex, appropriate for the Residential or Residential/Mixed Use zones.*



*Illustrative Photo showing a Quadplex, allowed as a 3 story in the Residential/Mixed Use zone only.*



TABLE 1.4.7. TRIPLEX AND QUADPLEX				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	Not allowed	75 ft. min. - 100 ft. max.	75 ft. min.	Not allowed
B. Depth		75 ft. min.	100 ft. min.	
C. Min. Lot Size (SF)		Triplex: 7,000 SF min. Quadplex: 7,500 SF min	Triplex: 7,500 SF min. Quadplex: 8,000 SF min	
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max)	Not allowed	<ul style="list-style-type: none"> <li>• 3 stories / 50 ft.</li> <li>• Third story must be within attic with light provided by dormer windows.</li> <li>• Third story floor area to be no larger than 75% of ground floor footprint.</li> </ul>	2 stories / 35 ft.	Not allowed
B. Length along front		35 ft. min. / 85 ft. max.		
C. Length along side yard		80 ft. max.		
D. Unit size		Per market		
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Not allowed	Direct access from sidewalk		Not allowed
B. Upper Floors		Access from sidewalk connected by a stair		
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	Not allowed	n/a	From alley	Not allowed
B. Corner lot without alley		Max. 12 ft. wide driveway connected to a Side Street		
C. Internal lot without alley		Max. 12 ft. wide driveway connected to a Primary Street		
<b>5. PARKING TYPE</b>				
A. Type	Not allowed	Surface lot, garage, or carport		Not allowed
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Not allowed	Landscaping required in Primary and Side Street setbacks		Not allowed
B. Private Open Space (Residential uses only)		<ul style="list-style-type: none"> <li>• Ground floor units: Patio, deck or rear/side yard; min. size: 80 SF with min. dimensions 8 ft. x 10 ft.</li> <li>• 2nd or 3rd story units: Balcony required; min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>		
C. Common Open Space (Residential uses only)		Min. 15% of lot area must be located in rear yard (min. dimensions of 20 ft x 20 ft.), and be shared by all units		
<b>7. FRONTAGE</b>				
	Not allowed	See <a href="#">Sec. 8119-1.5</a>		Not allowed

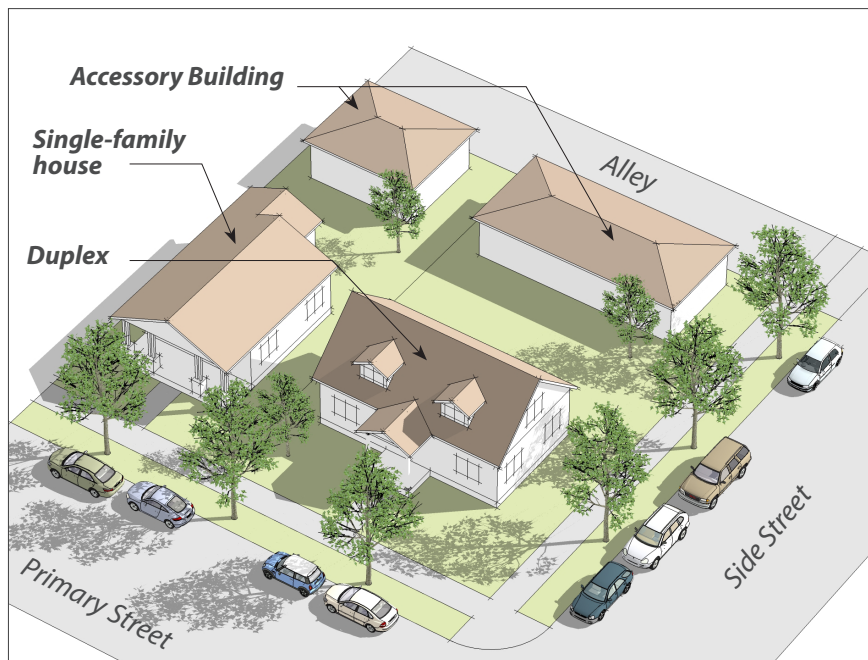
[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

### Sec. 8119-1.4.8 - Single-Family House and Duplex

Single-Family Houses and Duplexes are “house-form” buildings that are surrounded on all four sides by setbacks (front yard, side yards, rear yard). Single-Family Houses contain only one unit. Duplexes contain two dwelling units, which can be organized side-by-side or vertically (top/bottom units). On-site open space is provided by a rear yard. All Single-Family and Duplex Buildings shall meet the standards listed in [Table 1.4.8](#).

Habitable and non-habitable Accessory Structures such as accessory dwelling units, garages, and storage rooms may be located on a single-family lot or a multifamily lot per the requirements of [Tables 1.3.3\(a\) to 1.3.3\(e\)](#), and Sec. 8107-1.7. For Building Type Standards for habitable and non-habitable Accessory structures, see [Sec. 8119-1.4.10 and Sec. 8119-1.4.11](#)). For additional Accessory Dwelling Unit and Junior Accessory Dwelling Unit requirements, see Sec. 8107-1.7.

(AM. ORD. 4519 - 2/27/18, AM. ORD. 4615-2/7/23)



Single-Family House (left) and Duplex (right) Building Types with detached garages shown in back yard along alleyway.



Illustrative Photo of Single-Family House



Illustrative Photo of Single-Family or Duplex dwelling

TABLE 1.4.8. SINGLE-FAMILY HOUSE AND DUPLEX				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	Not allowed		50 ft. min. - 100 max.	Not allowed
B. Depth			75 ft. min.	
C. Min. Lot Size (SF)			Single-Family: 4,000 SF min. <sup>1</sup> ; Duplex: 7,000 SF. min	
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	Not allowed		2 stories / 30 ft.	Not allowed
B. Length along front			25 ft. min. - 60 ft. max.	
C. Length along side yard			80 ft. max.	
D. Unit size			Per market	
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground floor	Not allowed		Direct access from Primary or Side Street sidewalk.	Not allowed
B. Upper Floors (Duplex)				
<b>4. PARKING ACCESS <sup>2</sup></b>				
A. Lot with alley	Not allowed		From alley.	Not allowed
B. Corner lot without alley			Max. 12 ft. wide driveway connected to a Side Street	
C. Internal lot without alley			Max. 12 ft wide driveway connected to a Primary Street	
<b>5. PARKING TYPE</b>				
A. Type	Not allowed		Surface lot, garage, or carport.	Not allowed
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	Not allowed		Landscaping required in Primary and Side Street setbacks	Not allowed
B. Private or Common Open Space			<ul style="list-style-type: none"> <li>Min. 20% of rear lot area; min. dimensions 25 ft. x 25 ft. (625 SF);</li> <li>For Duplex, rear yard must be shared by both units, unless separate private open space is provided; Balcony or deck (for a 2nd story Duplex): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>	
<b>7. FRONTAGE</b>				
	Not allowed		See <a href="#">Sec. 8119-1.5</a>	Not allowed

[1] Lot size identified for new lots (for the purposes of subdivision).

[2] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.



### Sec. 8119-1.4.9 - Industrial Building

A “block-form” building designed for occupancy primarily by manufacturing, workshop, and warehouse uses. Industrial Buildings may also include office or limited retail uses. The Industrial Building type is intended to accommodate limited indoor/outdoor loading and staging areas for manufacturing and warehouse uses. The outdoor loading areas and parking must be located to the side or the rear of the building.

All Industrial Buildings shall meet the standards listed in [Table 1.4.9](#). Also see [Sec. 8119-1.8.5\(d\)](#) for additional requirements for industrial buildings located *adjacent* to residentially zoned parcels.



**Industrial Building Type Diagram**



*Illustrative Photo*



*Illustrative Photo of Industrial Buildings with pitched roofs*

TABLE 1.4.9. INDUSTRIAL BUILDING				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	<i>Not allowed</i>			260 ft. max.
B. Depth				260 ft. max.
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	<i>Not allowed</i>			2 stories / 45 ft.
B. Length along front				200 ft. max.
C. Length along side yard				220 ft. max.
D. Unit size (sf)				n/a
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Ground Floor	<i>Not allowed</i>			Direct from sidewalk
B. Second Floor				Interior or exterior stair
<b>4. PARKING ACCESS <sup>1</sup></b>				
A. Lot with alley	<i>Not allowed</i>			n/a
B. Corner lot without alley				Max. 30 ft. wide driveway connected to a Side Street
C. Interior lot without alley				Max. 30 ft. wide driveway connected to a Primary Street
<b>5. PARKING TYPE</b>				
A. Type				Surface lot, garage, or carport
<b>6. OPEN SPACE</b>				
A. Primary and Side Street Setbacks	<i>Not allowed</i>			Landscaping required in Primary and Side Street setbacks
<b>7. FRONTAGE</b>				
	<i>Not allowed</i>			See <a href="#">Sec. 8119-1.5</a>

[1] Driveway standards may be adjusted as per requirements of the Ventura County Fire Protection District.

### Sec. 8119-1.4.10 - Accessory Dwellings (and other habitable structures)

(AM. ORD. 4507/4509 - 3/14/17 (expired 3/14/18);  
AM. ORD. 4519 - 2/27/18, AM. ORD. 4615-2/7/23)

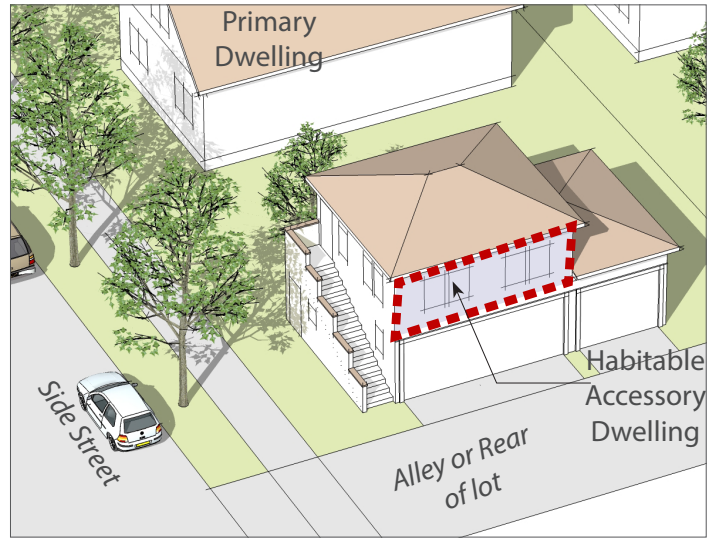
Accessory dwellings share the lot with a single-family or multifamily dwelling (or other *principal use*), and shall be smaller than the *principal* dwelling and located at the rear of the lot (See [Table 1.3.3\(a\)](#)) in one of the following configurations:

**a. Accessory Dwellings:**

These types of dwellings include, but are not limited to, *Accessory Dwelling Units (ADUs)* in the R/MU and RES zones, *Junior Accessory Dwelling Units (JADUs)* in the RES zone, and *live/work units*, *Caretakers Dwelling units*, or units for Superintendent or Owner (as permitted by [Sec. 8119-1.2](#)) in the TC, R/MU and IND zones. In general, these units include sanitation facilities (i.e. toilet, and shower or bathtub) or a kitchen, or both, and can be attached to the *principal* dwelling or a garage, but cannot have internal access to the *principal* dwelling or garage. Apply Sec. 8107-1.7 for all other requirements related to ADUs and JADUs.

**b. Other habitable accessory structures:**

An attached or detached habitable dwelling located above or beside a non-habitable *accessory* building (such as garage, or storage shed). Uses for these structures include, but are not limited to, artists studios, workshops and workout rooms. This type of structure shall not include bathing facilities or kitchens, and has no internal access to the *principal use*. Habitable *accessory* structures are not intended as dwelling units.



A habitable Accessory Dwelling Type configured as an accessory dwelling unit on top of a garage, detached from the primary building.

Multiple habitable *accessory* structures are allowed on one lot, but can include only the number of ADUs and JADUs as specified in Sec. 8107-1.7. All structures shall comply with all pertaining zone standards (setbacks, lot coverage, etc). All Accessory Buildings shall meet the standards listed in [Table 1.4.10](#).



Illustrative Photo of a habitable Accessory Dwelling unit located over a garage (a two-story configuration).



Illustrative Photo of a habitable Accessory Dwelling located behind the principal dwelling (a one-story configuration).



TABLE 1.4.10. ACCESSORY DWELLINGS (AND OTHER HABITABLE STRUCTURES)				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE<sup>3</sup></b>				
A. Width	50 ft. min.			
B. Depth	100 ft. min.			
C. Min. Lot Size (SF)	As determined by the PD or CUP for the use on site		n/a	As determined by the PD or CUP for the use on site
<b>2. BUILDING SIZE AND MASSING<sup>3</sup></b>				
A. Height (max.)	1 story / 15 ft.	1 story / 15 ft.	2 stories / 25 ft. ; 1 story / 15 ft.	1 story / 15 ft.
B. Length along alley	30 ft. max.	n/a	30 ft. max.	n/a
C. Length along side yard	20 ft. max.			
D. Building and Unit size for Accessory Dwellings (SF) <sup>1,2</sup>	Caretakers, and Superintendent/Owners: 700 SF max. building footprint; Dwelling size: 400 SF min. to 700 SF max		n/a	Same as TC and R/MU
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Internal lots	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street	Side yard connected to a Primary Street; or rear yard connected to an alley	Side yard connected to a Primary Street
B. Corner lots	From Side street, required			
<b>4. PARKING ACCESS<sup>4</sup></b>				
A. Lot with alley	From alley	n/a	From alley	n/a
B. Corner lot without alley	Min. 12 ft. wide driveway connected to a Side Street			
C. Internal lot without alley	Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.			
<b>5. PARKING TYPE</b>				
A. Type	Surface lot, garage, carport, or open			
<b>6. OPEN SPACE AND LANDSCAPE</b>				
A. Side Street Setbacks	Landscaping required in Side Street setback			
B. Private Open Space	n/a	<ul style="list-style-type: none"> <li>• Ground floor units: Rear/side yard; min. size: 80 SF.</li> <li>• Balcony (for 2nd story unit only): min. size: 40 SF with min. dimensions 5 ft. x 8 ft.</li> </ul>		n/a
C. Common Open Space	10 ft. min. width along rear or side yard facing accessory structure			
<b>7. FRONTAGE</b>				
A. Ground Floor	No frontage type required (may include Stoop in RES zone - See <a href="#">Sec. 8119-1.5.4</a> ); Street- and alley-facing windows required.			
B. Upper Floors	Street- and alley-facing windows required			

[1] Refers to Gross Floor Area.

[2] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF, except for ADUs allowed pursuant to Sec. 8107-1.7. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#). See Sec. 8107-1.7 for the maximum allowable number and unit size for ADUs and JADUs per lot.

[3] These lot size, building size and massing requirements do not apply to ADUs. See Section 8107-1.7.

[4] Driveway standards may be adjusted as per requirements of the Ventura County Fire Prevention District.

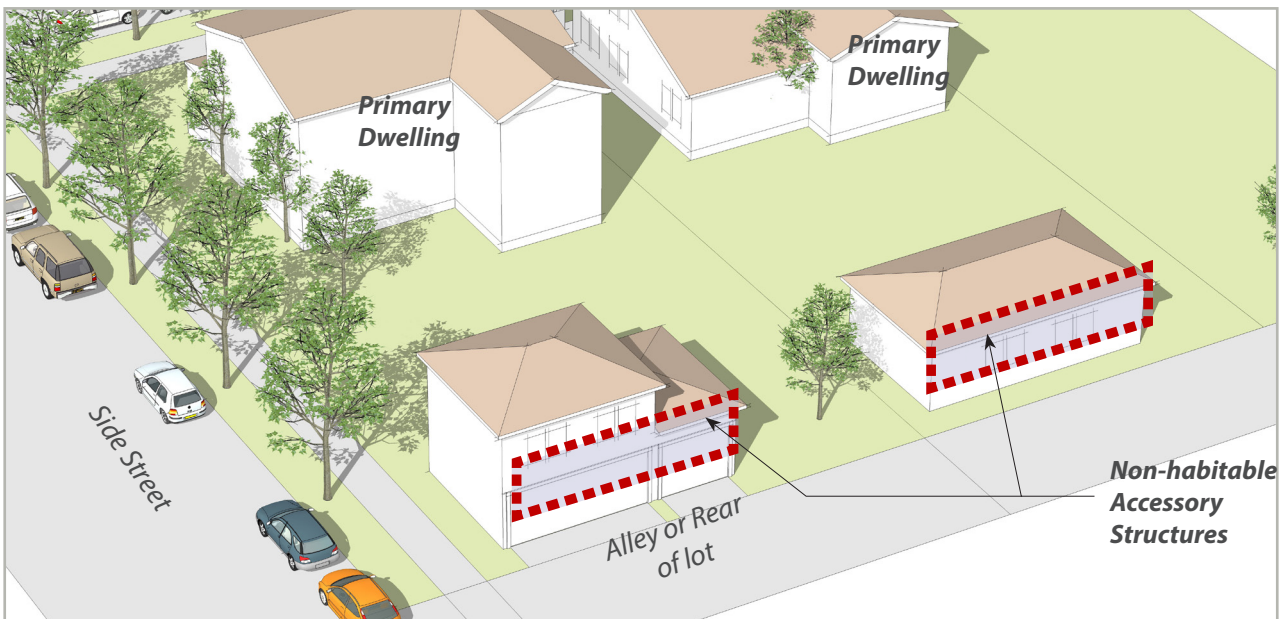
### Sec. 8119-1.4.11 - Accessory Structure (Non-habitable)

(AM. ORD. 4519 - 2/27/18; AM. ORD. 4615-2/7/23)

Accessory Structures which are non-habitable include separate buildings that share a lot with a street-facing single-family house, duplex, triplex or quadplex. These Accessory Structures are one-story and include a detached garage, storage shed, or similar uses. Non-habitable accessory structures must be smaller than the principal dwelling and are located at the rear of the lot.

All non-habitable Accessory Structures shall meet the standards listed in [Table 1.4.11](#).

Note: An accessory dwelling unit may be located above or beside a garage, as long as there is no internal access. (Refer to Sec. 8107-1.7.5(i))



**A non-habitable Accessory Building Type configured as the following:**

(on left): as a garage, detached from the primary building, with a habitable accessory dwelling unit located on top; and (on right) as a single-story detached structure such as a garage, workshop, storage shed, etc.



Illustrative Photo of a ground-floor non-habitable garage, configured with a habitable accessory unit above it with no internal access and detached from the principal dwelling.



Illustrative Photo of a one-story non-habitable Accessory Structure (storage shed) located behind the principal dwelling.

TABLE 1.4.11. ACCESSORY STRUCTURE (NON-HABITABLE)				
STANDARD	ZONE			
	TC	R/MU	RES	IND
<b>1. LOT SIZE</b>				
A. Width	Not allowed		50 ft. min.	Not allowed
B. Depth			100 ft. min.	
<b>2. BUILDING SIZE AND MASSING</b>				
A. Height (max.)	Not allowed		1 story / 15 ft.	Not allowed
B. Length along alley			30 ft. max.	
C. Length along side yard			20 ft. max.	
D. Building size (SF)			Total floor area of all structures: 2,000 SF max <sup>1</sup>	
<b>3. PEDESTRIAN ACCESS FROM PRIMARY OR SIDE STREET</b>				
A. Internal lots	Not allowed		Side yard connected to a Primary Street; or rear yard connected to an alley	Not allowed
B. Corner lots			From Side street, required	
<b>4. PARKING ACCESS (FOR GARAGES)</b>				
A. Lot with alley	Not allowed		From alley	Not allowed
B. Corner lot without alley			Min. 12 ft. wide driveway connected to a Side Street	
C. Internal lot without alley			Min. 12 ft. wide driveway connected to a Primary Street, located as close to side yard property line as possible.	
<b>5. PARKING TYPE</b>				
A. Type	Not allowed		n/a	Not allowed
<b>6. OPEN SPACE AND LANDSCAPE</b>				
A. Side Street Setbacks	Not allowed		Landscaping required in Side Street setback	Not allowed
<b>7. FRONTAGE</b>				
	Not allowed		No frontage type required; Street- and alley-facing windows required, if provided.	Not allowed

[1] Multiple accessory structures are allowed on one lot, but shall not exceed a cumulative gross floor area of 2,000 SF. This may include a combination of structures identified in [Sec. 8119-1.4.10\(b\)](#) and [Sec. 8119-1.4.11](#).

## Sec. 8119-1.5 - Frontage Type Standards

A “frontage” refers to the *façade* of a building or the front side of a parcel *abutting* a street or road. In some cases, the *frontage* may also refer to the treatment of the land between the front of a building and the street. This section defines allowable architectural features (shopfronts, porches, etc.) and design standards for front yards. This section also includes *frontage* standards for industrial development, which are intended to help ensure compatibility with nearby residential or commercial areas.

### Sec. 8119-1.5.1 - Allowable Frontage Types by Building Type

Allowable *frontage* types are organized by Building Type, and include *Primary* and *Secondary frontages*. The **Primary Frontage** of the building faces the *Primary Street* or in some cases, a park or other public space. *Secondary frontages* are those *frontages* that face a *Side Street* on a corner lot.

#### a. Requirements for all Frontage Types.

*Primary Street frontages* shall incorporate at least one of the *frontage* types allowed for the Building Type in that Zone, as identified in [Table 1.5.1](#). All *frontages* in Old Town Saticoy shall have at least one primary pedestrian entry and windows on each floor, composed as a primary building *façade* facing the *Primary Street*. The Frontage Types in this section affect may modify the configuration of those doors and windows.

TABLE 1.5.1. ALLOWED FRONTAGE TYPES BY BUILDING TYPE									
FRONTAGE TYPE	BUILDING TYPE								
	Commercial /Mixed-Use Building	Courtyard Building	Townhouse	Small Apt Building	Triplex/ Quadplex	Single-Family House/ Duplex	Industrial Building <sup>1</sup>	Accessory Structure (habitable)	Accessory Structure (non-habitable)
Shopfront	Sec. 8119-1.5.2						Sec. 8119-1.5.2 (Optional)		No frontage required
Shopfront with Arcade	See Sec. 8119-1.5.3								
Stoop		Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4	Sec. 8119-1.5.4		Sec. 8119-1.5.4 (Optional)	
Porch		Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5	Sec. 8119-1.5.5			
Front Yard		Sec. 8119-1.5.6		Sec. 8119-1.5.6	Sec. 8119-1.5.6	Sec. 8119-1.5.6	Sec. 8119-1.5.6 (Optional)		
Industrial							Sec. 8119-1.5.7 (Required)		

[1] The minimum frontage required for industrial buildings is Frontage Type in [Sec. 8119-1.5.7](#).



## Sec. 8119-1.5.2 - Shopfront

### a. Location

A Shopfront is an allowed *frontage* type for a Commercial/Mixed-Use Building in the TC and R/ MU zones and for the Industrial Building type in the IND zone.

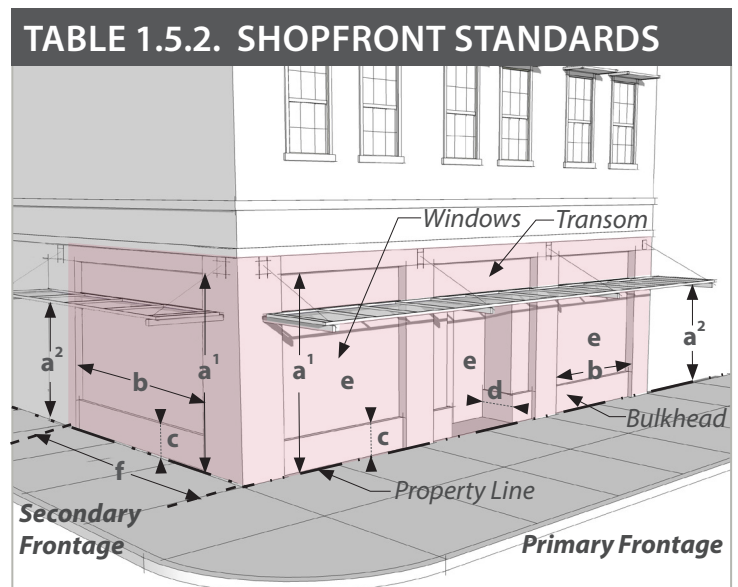
### b. Description

A Shopfront must have large, transparent glass windows and door openings, which are located at or near the sidewalk in a storefront assembly. The primary shop entrance shall be located at the same grade as the sidewalk, and shall provide direct access to the commercial/retail use(s) on the ground floor. The basic required architectural elements for a Shopfront include large windows, doors with glass, *transom* windows, and a solid base (*bulkhead*). In addition, a Shopfront may include awnings or a cantilevered roof/canopy, signage, lighting, and cornices.

As noted in [Table 1.3.1\(e\)](#) - Encroachments for the Town Center zone, projecting signs, awnings or canopies may encroach into the public right-of-way over the sidewalk (in the Town Center zone only), subject to approval of an Encroachment Permit (issued by the Public Works Agency). The permit shall not extend to any uses located under these eaves, awnings or canopies.

### c. Design Standards

1. Storefront assemblies (doors, display windows, *bulkheads*, and associated framing) shall not be set back within the Shopfront openings more than 2 feet max.
2. Doors shall match the materials, design, and character of the display window framing.
3. **Display windows:**
  - i. Storefront(s) opening(s) along the *primary frontage* shall comprise at least 70 percent of the ground floor *façade*.



**Shopfront diagram:** Elements and dimensions, that when combined, make the Shopfront frontage.

STANDARDS		SHOPFRONT		AWNING <sup>[1]</sup>	
		MIN.	MAX.	MIN.	MAX.
a <sup>1</sup>	Height to top of transom (clear)	10 ft.	16 ft.	-	-
a <sup>2</sup>	Height to bottom of awning/canopy (clear)	8 ft.	10 ft.	8 ft.	18 ft.
b	Width of storefront bay(s)	10 ft.	15 ft.	-	-
c	Height of bulkhead	1 ft.	3 ft.	-	-
d	Depth of recessed entry	<i>no min;</i> <i>10 ft. max for up to 50% of façade</i>			
e	Percentage of glass area of ground floor <i>façade</i>	70%	90%	n/a	n/a
SECONDARY FRONTAGE					
f	Min. Storefront length	25 ft.	-	-	-

[1] Awnings and canopies may encroach into the public right-of-way in the Town Center zone, in addition to projecting signs (See [Table 1.3.1\(e\)](#): Town Center Encroachments; and [Sec. 8119-1.6](#) - Signage Standards for more details on projecting signage)

## SEC. 8119-1.5 - FRONTAGE TYPE STANDARDS

- ii. Walls without openings shall not exceed 10 linear feet on *primary frontages* and 25 linear feet on *secondary frontages*.
  - iii. Storefront glass shall be clear without reflective coating or dark tinting. Lightly tinted glazing (e.g. less than 15 percent, low emissivity, solar) may be acceptable.
4. *Tansom* windows (horizontal glass panels) above the storefront are required. Glass in *clerestory* windows may be clear, stained glass, glass block, or frosted glass.
5. **Bulkheads:**
- i. Storefront *bulkheads* shall be of material similar or complementary to the main materials of the building and shall be made of the same or “heavier” materials visually than walls.
  - ii. Permitted materials include ceramic tile, wood panels, polished stone, or glass tile.
6. Awning widths shall correspond to storefront and openings and shall not extend across the entire *façade*.
7. New or renovated storefronts within historic buildings shall emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture, using the *Secretary of Interior’s Standards* as a guideline. Refer to [Sec. 8119-1.8.4](#) for standards related to Cultural Heritage Sites.
8. The second story, if present, shall be designed to have windows aligned with windows on the ground floor level.



Shopfront Example - large glazing area of display windows, tile bulkhead under windows, glass door, clerestory and shade awning.



Shopfront Example - large glazing area of display windows, tile bulkhead under windows, glass door, clerestory and shade awning.



Shopfront Example - large glazing area of display windows, and recessed storefront entry with glass door.



### Sec. 8119-1.5.3 - Shopfront with Arcade

#### a. Location

A Shopfront with *Arcade* is an allowed *frontage* type for a Commercial/Mixed-Use Building in the TC zone only.

#### b. Description

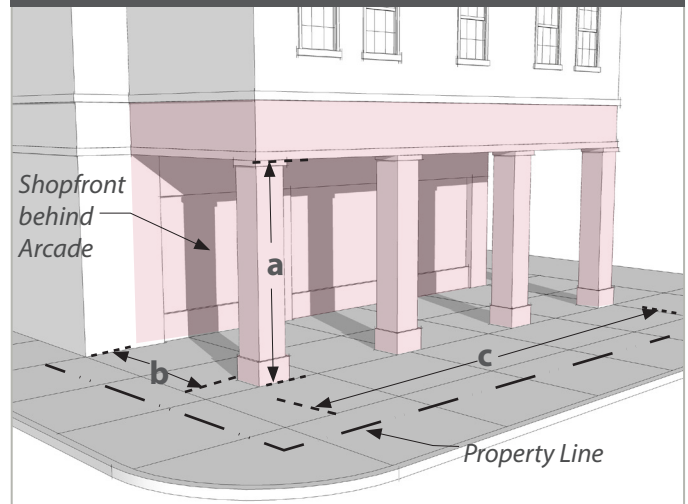
The *Arcade* shall have *façades* with a *colonnade* at the ground floor that supports the upper stories of the building or the roof (for one-story buildings). Behind these *Arcades* shall be a ground-floor shopfront, ideal for retail or restaurant use. The *Arcade* shall provide shelter to the pedestrian, shade the storefront glass and prevent glare that might obscure views of the merchandise.

Vines may be located at the *arcade* columns and shall be planted on grade in vine pockets located between the columns and the property line. *Planter* boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.

#### c. Design Standards

1. *Arcades* shall be minimum 10 feet wide clear in all directions (height, depth and length).
2. Along *primary frontages*, the *arcade* column spacing shall correspond to storefront openings.
3. The height of the *colonnade* shall be four to five times the column width.
4. Along *Primary Street*, walls without openings shall not exceed 10 linear feet.

**TABLE 1.5.3. SHOPFRONT WITH ARCADE STANDARDS**



**2-Story Arcade diagram** - Shopfront, columns, and overhead second-story building comprise of the Arcade.

STANDARDS		ARCADE	
		MIN.	MAX.
a	Height (sidewalk to ceiling)	12 ft.	16 ft.
b	Depth ( <i>façade</i> to interior column face)	8 ft.	16 ft.
c	Length along frontage (percent of building <i>façade</i> width)	75%	100%



Illustrative Photo

### Sec. 8119-1.5.4 - Stoop

#### a. Location

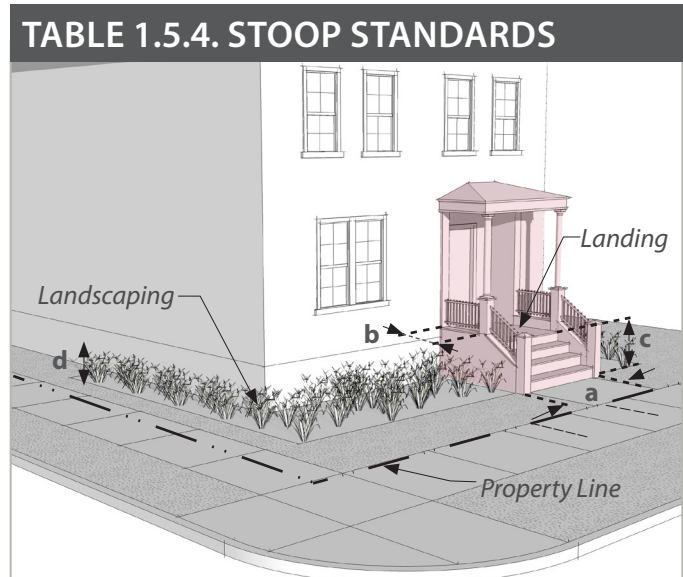
A Stoop is an allowed *frontage* type for a Courtyard Building type in the TC and R/MU zones; and for a Townhouse, Small Apartment Building, *Triplex/Quadplex*, Single-Family and Duplex, and Habitable Accessory Structures in the R/MU and RES zones.

#### b. Description

A Stoop shall consist of a stair and landing that leads directly from the sidewalk level to a building entrance. The ground floor of the building shall be raised to provide privacy for the rooms facing the public street. This *frontage* type is ideal for ground floor housing that is near the street.

#### c. Design Standards

1. Stoops must be located directly at the entry(s) of the building to which they provide access.
2. The exterior stairs may be perpendicular or parallel to the adjoining sidewalk.
3. The landing may be covered by a roof or awning, or left uncovered.
4. Landscaping shall be placed on both sides of the stoop, either at grade or in raised *planters*.
5. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
6. In addition to the stairs, a ramp that conforms to ADA Standards may be provided.



**Stoop diagram:** A raised entry within a small landscaped setback comprises the Stoop frontage.

STANDARDS		MIN.	MAX.
a	Stoop width	4 ft.	10 ft.
b	Landing depth (not including stairs)	4 ft.	10 ft.
c	Landing floor height (measured from adjoining finished grade)	18 in.	3 ft.
d	Planter/fence height <sup>1</sup>	–	3 ft.

[1] For more standards for Fences, Walls and Hedges, refer to [Sec. 8119-1.8.3](#)



Stoop Example - stairs, landing, and landscape area.



### Sec. 8119-1.5.5 - Porch

#### a. Location

A Porch is an allowed *frontage* type for a Courtyard, Townhouse, Small Apartment Building, *Triplex/Quadplex*, and Single-Family and Duplex Building types in the R/MU and RES zones.

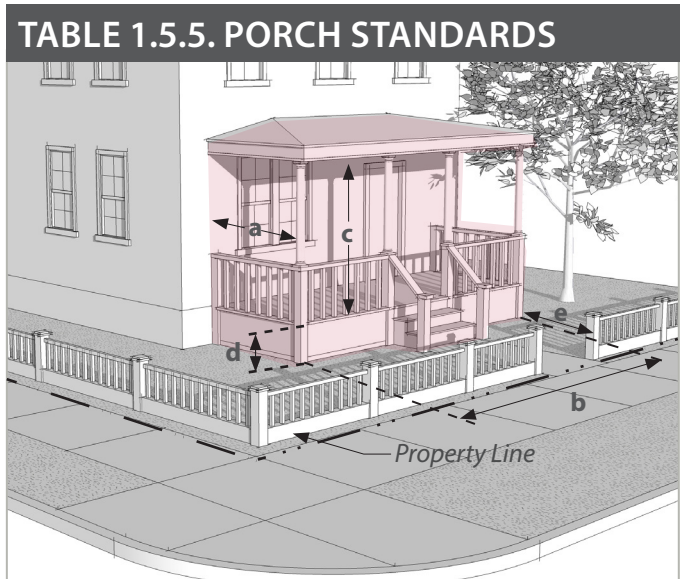
#### b. Description

A Porch shall consist of an unenclosed, covered patio attached to the exterior of a building, and shall provide a physical transition from the sidewalk to the building. Porches are provided on buildings that are set back from the *Primary* or *Side Street* property lines and may encroach into the front yard setback (See [Sec. 8119-1.3.2\(e\)](#) and [8119-1.3.3\(e\)](#) for allowed building encroachments in the R/MU and RES zones).

Porches can be used for outdoor seating, or dining areas on residential, commercial or mixed-use buildings.

#### c. Design Standards

1. The main entry of the building must be accessed through the porch.
2. The exterior stairs may be perpendicular or parallel to the adjoining sidewalk.
3. The porch must be covered by a roof.
4. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
5. In addition to the stairs, a ramp that conforms to ADA Standards may be provided.



**Porch diagram:** Optional low fence at property line with porch extending from building façade into front setback comprise the frontage.

STANDARDS		MIN.	MAX.
a	Porch depth (between wall and columns)	7 ft.	–
b	Porch width (between corner columns)	12 ft.	–
c	Porch height (measured from porch surface to top of porch columns)	8 ft.	12 ft.
d	Floor height (measured from adjoining finished grade)	18 in.	3 ft.
e	Separation between porch and fence or sidewalk	5 ft.	–



**Porch Example -** small setback with or without fence and raised porch create separation from street while providing an entry feature and outdoor living area for the dwelling.

### Sec. 8119-1.5.6 - Front Yard

#### a. Location

A Front Yard is an allowed *frontage* type for a Courtyard, Small Apartment Building, *Triplex/Quadplex*, and Single-Family and Duplex Building types in the R/MU and RES zones; and an optional *frontage* type for the Industrial Building in the IND zone.

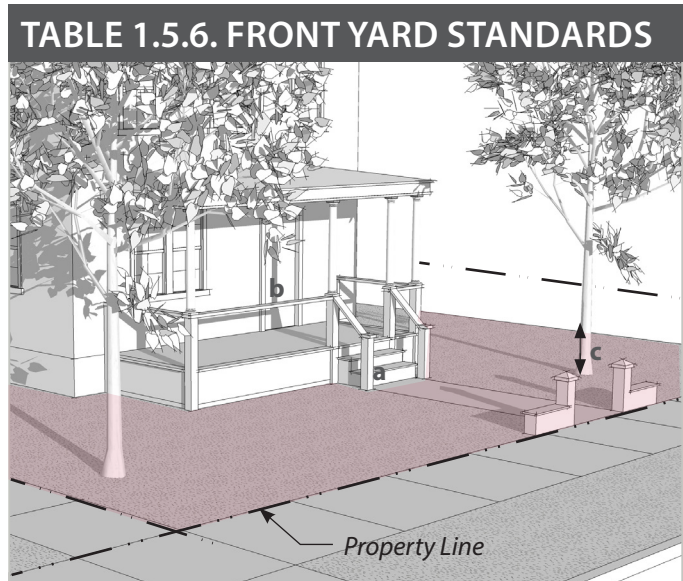
#### b. Description

The Front Yard is the area between the building *façade* and the property line. Front yards may be unique to the property or designed in a manner that is similar to *adjacent* front yards. Front yards are frequently defined by solid or see-through fences, walls or hedges.

On sloping sites, front yards may be raised above the level of the adjoining sidewalk and supported by a low retaining wall at the property line with steps providing access from the sidewalk through the front yard to the building entry. Porches, stoops, balconies, and awnings may encroach into front yard setbacks (See [Sec. 8119-1.3.2\(e\)](#), [Sec. 8119-1.3.3\(e\)](#) and [Sec. 8119-1.3.4\(e\)](#) for allowed building encroachments in the R/MU, RES and IND zones).

#### c. Design Standards

1. Front Yards shall be located on the lot and dimensioned per the zone standards.
2. Front yards shall be landscaped. Paved areas shall be limited to walks and driveways where present.
3. For residential buildings in the Residential (RES) and Residential/Mixed Use (R/MU) zone, Front Yards shall be used in conjunction with a Porch or Stoop *frontage* type (with the exception of a *Side Street Frontage*).
4. At corner lots, both *Primary and Side Streets frontages* shall be treated as Front Yards.



**Front Yard diagram:** Building setback can be small or large depending on the building types and zone.

STANDARDS		MIN.	MAX.
a	Size of Front Yard	Per building setbacks in applicable zone	
b	Allowed encroachments into building setbacks	Porch, stoop, awnings, balconies	
c	Wall or fence height <sup>1</sup>	-	3 ft. (solid); 5 ft. (see-through)
d	Height of Front Yard above adjoining sidewalk	0 ft.	3 ft.
e	Distance from property line to front yard fence	12 in.	-

[1] For other applicable requirements for Fences, Walls and Hedges, see [Sec. 8119-1.8.3](#)



Front Yard Example - Landscaping with paving limited to walkways.





Front Yard diagram with an optional low fence.

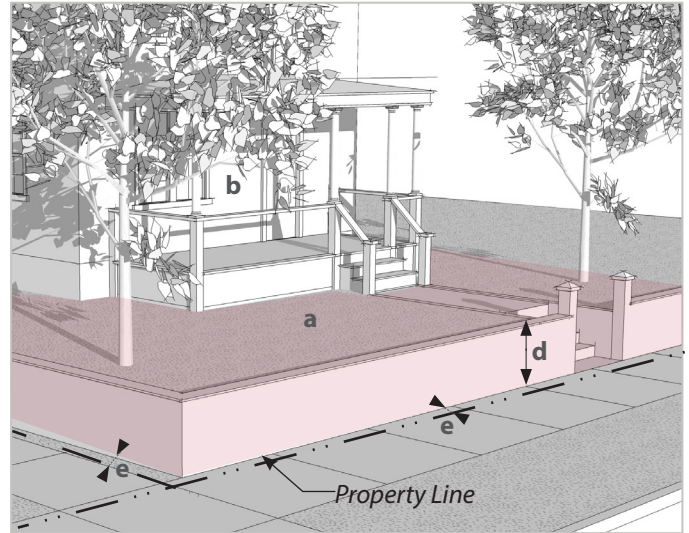


Diagram showing a raised Front Yard above the adjoining sidewalk.



Front Yard Example - A front yard enclosed by a fence.



Front Yard Example - A front yard is raised above adjoining sidewalk.

5. Garden walls along the property line are allowed subject to the applicable requirements for Fences, Walls and Hedges for height and materials, see [Sec. 8119-1.8.3](#). For additional details, see Sec. 8106-8.1.
6. *Discretionary development* with landscaping shall have a minimum of 80 percent of the front yard area as soft or hard landscaping.

### Sec. 8119-1.5.7 - Industrial Frontage

#### a. Location

An Industrial Frontage is the minimum *frontage* type required for an Industrial Building in the IND zone, and it applies to all *Primary* and *Side street*-facing *façades*.

#### b. Description

The Industrial frontage type must include, at a minimum, windows and a main entry door within the *façades* that face the *Primary Street* or *Side Street*. The primary intent of the Industrial frontage type is to ensure that windows are provided at the ground level, which contribute to a safe pedestrian environment. A secondary intent is to ensure that industrial buildings are compatible with nearby commercial, residential or mixed-use areas.

#### c. Design Standards

1. Windows or glazed doors (which may include glazed roll-up doors) must be provided on all *façades* that face the *Primary Street* and, in the case of corner lots, the *Side Street*. Mirrored glass is prohibited.
2. Minimum and maximum window glazing areas are shown in [Table 1.5.7](#).
3. Suitable cladding materials include metal, concrete masonry, concrete, brick, stucco, and wood. Buildings with metal cladding shall use other materials (such as concrete, masonry or wood) in any combination for at least 20 percent of the *Primary Street* *façade*.



Example of an Industrial Building with a continuous band of street-facing windows.

**TABLE 1.5.7. INDUSTRIAL FRONTAGE STANDARDS**



**Industrial Frontage Diagram** for Street-facing *façade*: Can have a small or a large setback.

STANDARDS		MIN.	MAX.
a	Height of sill above adjoining sidewalk (ft.)	-	4 ft.
b	Glazing/window area percentage of ground floor <i>façade</i> width along Primary Street (%)	40%	80%
c	Glazing/window area percentage of ground floor <i>façade</i> width along Side Street (%)	30%	80%



Example of an Industrial Building with street-facing vertically oriented windows arrayed in a traditional pattern.

## Sec. 8119-1.6 - Signage Standards

### Sec. 8119-1.6.1 - Allowable Signage Types by Zone

**Table 1.6.1** below lists the types of signs allowed in Old Town Saticoy. As noted in the table, see the following regulations for sign standards:

- a. Article 10 for standards to applicable signs. Also see Sec. 8110-6 for regulations related to bench signs, clocks and thermometers;
- b. Commercial displays, per Sec. 8110-6.4 for Display Structures for Pedestrian Viewing;
- c. Current **Sec. 8119-1.6** for new signs allowed for Old Town Saticoy; and
- d. **Chapter 6 - Old Town Saticoy Design Guidelines** (in the Saticoy Area Plan) for additional requirements that apply to all signs in Old Town Saticoy.

### Sec. 8119-1.6.2 - Signage Programs

*Discretionary development* in the TC and R/MU zones that include one or more of the sign types listed in **Table 1.6.1** shall submit a signage program as part of the *discretionary* project application. The signage program shall describe and illustrate the location, dimensions, color, and sign type of all signs to be installed in conjunction with any and all uses for an entire establishment or site (See **Sec. 8119-1.1.6(c)** for the submittal requirements). All new, altered, or changed signs shall conform to an approved signage program.

TABLE 1.6.1. ALLOWED SIGNAGE TYPES BY ZONE <sup>1</sup>				
STANDARD	ZONE			
	TC	R/MU	RES	IND
Canopy Sign	Sec. 8110-6.2			
Directional Sign	Article 10			
Identification Sign <sup>2</sup>	Article 10			
Political Signs (Temporary)	Sec. 8110-6.8			
Projecting Sign	Sec. 8119-1.6.4			Sec. 8119-1.6.4
Real Estate Sign (Temporary)	Sec. 8110-3			
Service Station Sign				Sec. 8110-6.9
Wall Sign	Article 10			Article 10
Window Sign	Sec. 8110-6.13			Sec. 8110-6.13

[1] Apply Article 10 for sign standards; and see **Chapter 6** - Old Town Saticoy Design Guidelines in the Saticoy Area Plan, for additional signage requirements.

[2] Attached or Freestanding.



### Sec. 8119-1.6.3 - Requirements for all Signs

#### a. Signs within Public rights-of-way:

Installation of signs within the public right-of-way requires an encroachment permit issued by the Transportation Department of the Public Works Agency (per Sec. 8110-5.4). A minimum of 6 feet for pedestrian access shall be maintained at all times on sidewalks, within the public right-of-way.

#### b. Sign Illumination:

1. **Internal *Light Source*:** If permitted, the *light source* shall not be visible from the ground and shall be limited to the sign area.
2. **External *Light Source*:** Lighting (uplighting, downlighting) shall be aimed solely at the sign to be illuminated, and shall not be visible from an off-site location.
3. Neon lighting is limited to window signs, and shall not flash, scintillate, move or rotate.
4. Apply Sec. 8106-8.6 for specifications on Light Fixtures.

#### c. Signage for large-scale development or redevelopment:

Apply [Sec. 8119-1.8.5\(f\)](#) for signage requirements for large-scale development or redevelopment.



Example of lighting aimed solely at the sign to be illuminated.



Example of a canopy sign with lighting.



### Sec. 8119-1.6.4 - Projecting Sign

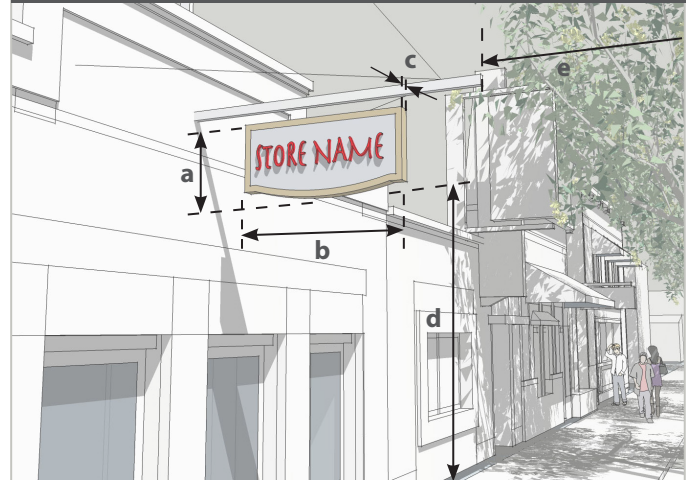
#### a. Description

A two-sided sign that projects over a public right-of-way such as a sidewalk or public open space. This type of sign is intended for viewing by pedestrians approaching the shop.

#### b. Design Standards

1. Maximum one sign per business along *Primary Street frontage*;
2. Projecting Signs shall not be placed under an awning or horizontally within five feet of an awning or another projecting sign; and
3. Illuminated projecting signs are permitted.

**TABLE 1.6.4. PROJECTING SIGN STANDARDS**



**Projecting Sign Diagram** - See Design Standards below for requirements.

STANDARDS		MIN.	MAX.
a	Height	--	18 in.
b	Width	--	36 in.
c	Thickness	--	3 in.
d	Vertical clearance from sidewalk	8 ft.	12 ft.
e	Horizontal clearance from adjoining curb	3 ft..	--



Example - Rectangular projecting sign with painted relief and decorative bracket.



Examples - Left: Vertical rectangular shape with stylized edge and simple, color coordinated bracket mounted above the storefront. Right: Oval and rectangular shaped signs for different businesses on a tall façade, mounted at pedestrian scale.

## Sec. 8119-1.7 - Park Standards

This Section identifies the types of parks allowed within Old Town Saticoy, and it provides basic park standards. A park can either be a fully landscaped area used primarily for active recreation or an area that contains a mixture of “hardscape” and landscape materials intended for passive recreation. All public open spaces should be designed in compliance with the standards of this Section. See [Chapter 6 - Old Town Saticoy Design Guidelines](#) in the Saticoy Area Plan for further park requirements.

Proposed parks shall also comply with the Ventura County Parks Department standards, as applicable.

### Sec. 8119-1.7.1 - Allowable Park Types by Zone

The types of parks allowed within each zone are shown in [Table 1.7.1](#) below. See Figure 4-2 of [Chapter 4 - Area Plan Elements](#) in the Saticoy Area Plan for potential park locations.

TABLE 1.7.1. ALLOWED PARK TYPES BY ZONE				
STANDARD	ZONE			
	TC	R/MU	RES	IND
Pocket Park	Allowed			
Plaza	Allowed			
Green			Allowed	

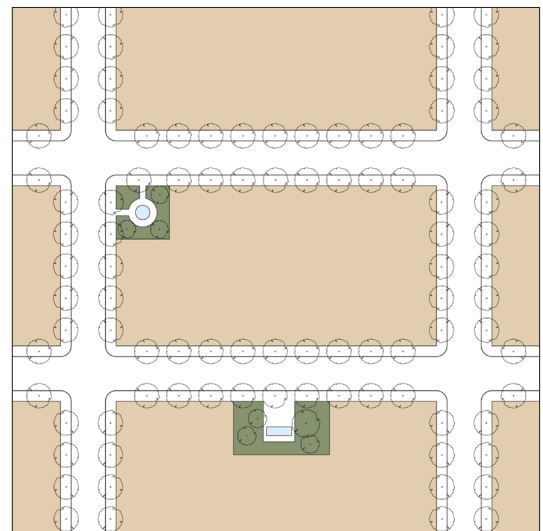
### Sec. 8119-1.7.2 - Park Definitions

#### a. Pocket Park

A small open space that may include playground equipment, informal athletic courts, and water features. Pocket Parks may be located in all areas of Old Town Saticoy.



Illustrative Photo of a Pocket Park appropriate for the Town Center.

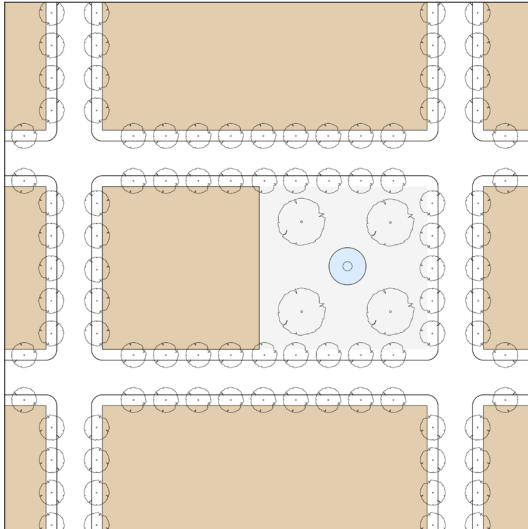


Illustrative Diagram of a Pocket Park



**b. Plaza**

A plaza is a small park that is located at the block interior or at the intersection of public streets. In addition to providing public, outdoor space for sitting or eating, a plaza may be used for occasional civic or commercial activities such as a Farmer’s Market. A plaza is spatially defined by public street and building *frontages*, and its landscape consists primarily of special paving materials and formally arranged shade trees. Plazas may also include lighting, paths, small lawn areas, flower displays, and benches.



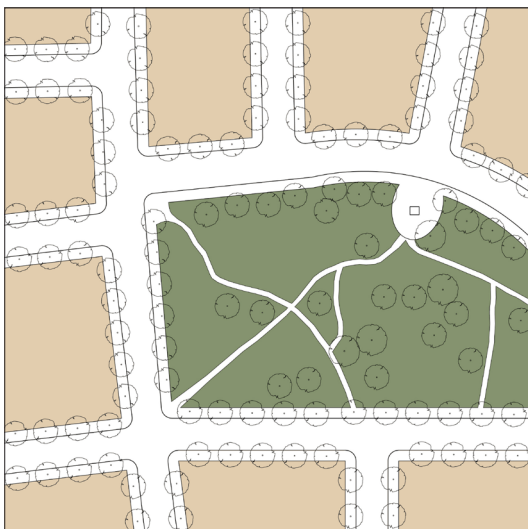
*Illustrative Diagram of a Plaza*



*Illustrative Photo of a Plaza*

**c. Green**

A Green is a park that is available for formal or informal recreation. Greens may be used as recreational fields and may be spatially defined by landscaping rather than building *frontages*. Its landscape may consist of lawn and trees, native landscape, or a combination of these.



*Illustrative Diagram of a Green*



*Illustrative Photo of a Green*

**Sec. 8119-1.7.3 - Park Size Requirements**

Table 1.7.3 identifies minimum and maximum sizes for each Park type in Old Town Saticoy.

TABLE 1.7.3. PARK SIZE REQUIREMENTS		
PARK TYPE	SIZE	
	MIN.	MAX.
Pocket Park	0.10 acre	0.50 acre
Plaza	0.25 acre	1.00 acre
Green	1.00 acre	2.00 acre

**Sec. 8119-1.7.4 - Requirements for all Parks**

The following guidelines apply to the new Pocket Parks, Plazas, and Greens in Old Town Saticoy.

**a. Access**

A minimum of one access point shall be provided from an adjoining public sidewalk(s).

**b. Parking**

Except for the “Green” park type, no on-site parking is allowed or required.

**c. Landscape**

Tree types shall be limited to drought tolerant species (see *Ventura County Landscape Design Criteria*). Whenever feasible, utilize native California tree species. Avoid non-native, invasive species.



## Sec. 8119-1.8 - Additional Requirements

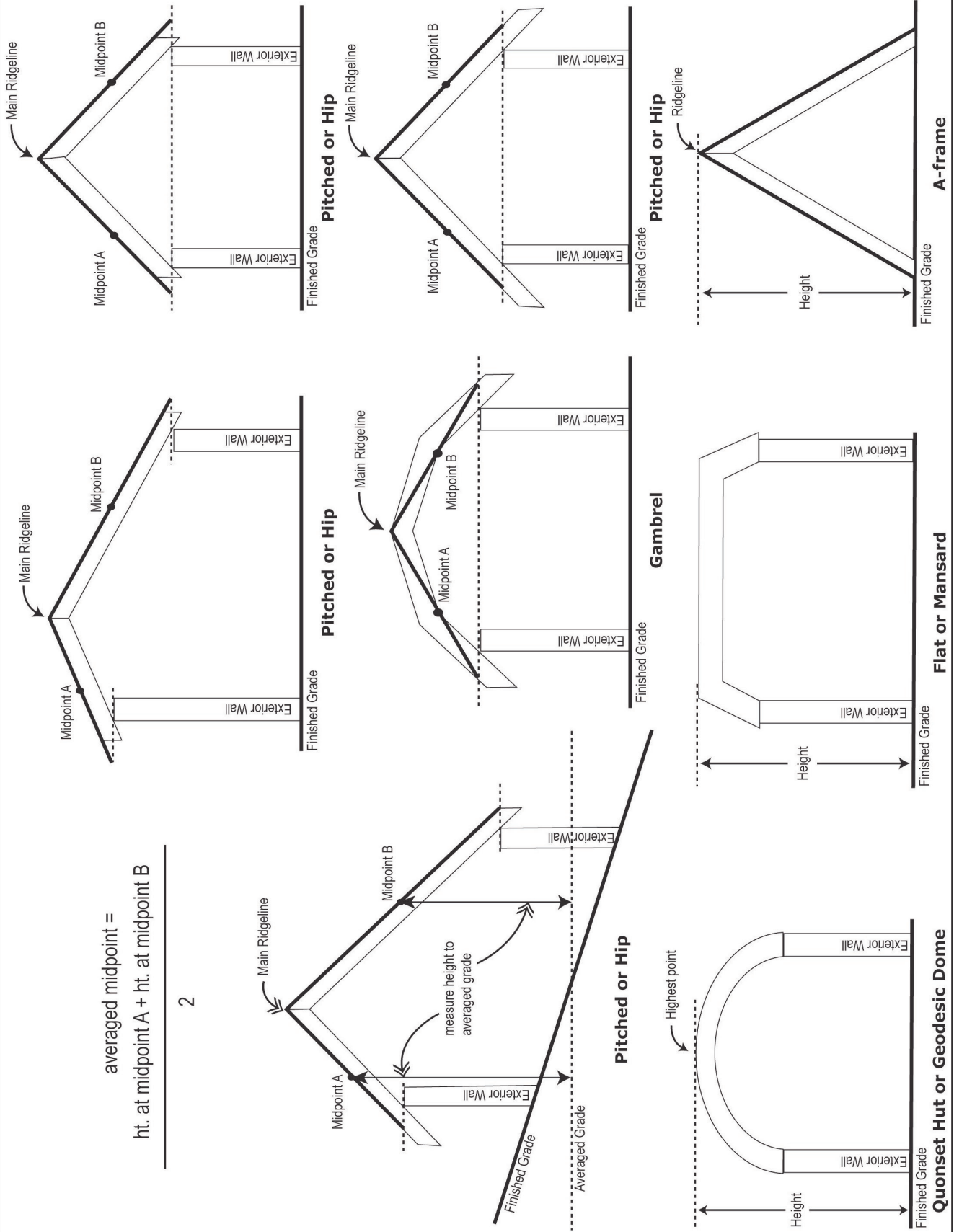
### Sec. 8119-1.8.1 - Building Placement Standards

- a. Street-facing *façades* shall be built parallel to the right-of-way.
- b. For corner lots within the Old Town Saticoy Area:
  1. The **Primary Street** side of the lot is defined as the short side of the lot, and
  2. The **Side Street** side of the lot is defined as the long side of the lot.
- c. All setbacks shall be measured from the primary or *accessory* structure, pursuant to Sec. 8106-4.
- d. Architectural features such as eaves, balconies, bay windows and other similar features constitute exceptions that, if allowed, may encroach into setbacks. For allowable encroachments into setbacks, see [Tables 1.3.1\(e\), 1.3.2\(e\), 1.3.3\(e\) and 1.3.4\(e\)](#).
- e. See exceptions for building placement standards in [Sec. 8119-1.8.5. Standards for Specific Locations](#).
- f. For standards related to sight triangles and sight distance, apply Sec. 8106-8.4 and 8106-8.5. Sight triangles and sight distances define setbacks for structures and landscaping to ensure that drivers can see approaching traffic.
- g. A distance of 5 feet between adjoining buildings must be maintained for fire access.

### Sec. 8119-1.8.2 - Building Height Measurement and Standards

- a. **Measurement of Building Height:** The heights of buildings in all zones shall be measured as follows (See [Figure 1.8.2](#)):
  1. **Pitched or Hip Roofs** - For buildings with a pitched or hip roof, building height is the vertical distance from the finished grade to the averaged midpoint of the finished roof.
  2. **Other Roof Types** - For buildings with a flat roof, or buildings where the roof and walls form a continuous architectural unit (e.g. A-frame buildings, Quonset huts, geodesic domes), building height is the vertical distance from the finished grade to the highest point of the finished roof. This maximum height shall include the height of parapets and roof decks (per current building regulations).
  3. **Calculation of Averaged Midpoint** - The averaged midpoint is calculated by drawing a line between the highest point of the finished roof, at the main ridgeline, and the top of the roof covering where it intersects with a horizontal line drawn from the top of each of the two exterior walls parallel to the main ridgeline. The midpoint is the point one-half of the distance between the upper and lower points. The averaged midpoint is the average of the two midpoints.
  4. **Finished Roof** - When measuring height, the term “finished roof” shall be defined as a roof with the roof sheeting in place. However, the term “finished roof” shall not include other roofing materials.
- b. Building masses, including sloped roofs, shall not project beyond the maximum building height as shown in [Tables 1.3.1\(b\), 1.3.2\(b\), 1.3.3\(b\), and 1.3.4\(b\)](#). Apply Sec. 8106-7 for allowable exceptions to maximum height of buildings for architectural features (such as chimneys, church steeples, etc.).

**FIGURE 1.8.2. MEASUREMENT OF BUILDING HEIGHT**



### Sec. 8119-1.8.3 - Fences, Walls and Hedges

- a. Allowable Materials:** Fences shall be constructed of natural materials (wood, brick, stone, river rock, etc.), materials that look like natural materials, or wrought iron.
1. Wrought iron fences shall be vertical, 5/8" minimum dimension at 4" - 6" spacing.
  2. Concrete block walls are prohibited when visible from a public street, trail or walkway, except when located underground or when fully covered in stucco or a decorative masonry facing material.
  3. Chain link fences are allowed in the IND and RES zones when located in a side or rear yard setback, provided that the fence is slatted and screened with landscaping when visible from a public right-of-way (including *alleys*). Such fences are prohibited when located along (or parallel to) the side of the lot that faces a *Primary* or *Side Street*.
- b. Height:** When located within a *Primary Street* or *Side Street* setback, the maximum height for solid fences, walls or hedges shall be 3 feet. When the fence, wall or hedge is see-through, transparent, or a combination (see [Sec. 8119-1.8.3\(c\)](#) below), the maximum height shall be 5 feet. When located within a side or rear yard setback, the maximum height shall be 6 feet.
- Height exceptions may be available for parcels *abutting* SR-118 if needed to address potentially significant noise impacts. However, such walls shall be set back at least 3 feet from the property line and shall be screened with landscaping.
- c. Transparency:** A see-through or transparent wall, fence or hedge shall provide at least 50 percent visibility throughout the fence. For a combination fence or wall (solid plus see-through), the solid portion of the wall shall be located at the bottom of the wall/fence and shall not exceed 3 feet in height.
- d. Primary or Side Street Setbacks:** For lots located in the Residential (RES) zone, a fence, wall or hedge located within the *Primary* or *Side Street* setback shall be located at least 12 inches from the property line. The landowner shall be responsible for establishing and maintaining a landscaped area between the edge of sidewalk and the fence or wall.

Also see the following for additional information and requirements for fences, walls and hedges:

1. [Section C.2 in Chapter 6 - Old Town Saticoy Design Guidelines](#) (Saticoy Area Plan); and
2. Sec. 8106-8.1.

### Sec. 8119-1.8.4 - Cultural Heritage Sites

This section addresses standards for Cultural Heritage Sites in Saticoy, as identified by the *Saticoy Historic Resources Survey and Context*. (prepared by San Buenaventura Research Associates, adopted by County of Ventura CHB, January 2015.) See [Appendix C](#). for guidance in processing permits for Cultural Heritage Sites.

- a.** The Cultural Heritage Board (CHB) or support staff shall issue the necessary permits for the alteration, restoration, *preservation, rehabilitation*, remodel, addition, change of use, demolition, subdivision, or relocation of Cultural Heritage Sites in accordance with the Ventura County Cultural Heritage Ordinance (Ord. No. 4225), as amended. Sec. 8107-37 regulates standards (and appropriate deviations) for Cultural Heritage Sites.
- b.** When *discretionary development* is **located on a lot that adjoins a Cultural Heritage Site**, the CHB or support staff shall review the proposed development and recommend changes necessary to ensure compatibility with the Cultural Heritage Site (in accordance with the Initial Study Assessment Guidelines).

## Sec. 8119-1.8.5 - Standards for Specific Locations

Standards within this section address unique circumstances at the specified location. When applicable, these standards shall replace setback, *frontage*, and other standards in [Sec. 8119-1.3 - Zoning Standards](#).

### a. Parcels that adjoin the Railroad right-of-way:

1. Standards: Whenever feasible, apply the “rear” standards (*frontage*, setback, etc.) for the side of a lot that *abuts* the railroad. When the *primary street* for the lot is L.A. Avenue or Alelia Avenue, and the “rear” lot standards is not feasible, use the “*side street*” standards for the side of a lot that *abuts* the railroad.
2. R/MU zone:
  - i. Parking should be placed next to the railroad right-of-way.
  - ii. Residential development that adjoins the railroad or industrial use shall use building or parking placement, building design, wall construction, or visual screening to minimize noise and vibration from adjoining uses. Such development shall also be designed to prevent residents from accessing the railroad tracks.
3. Historic Saticoy Train Depot: Subsections (a) and (b) above do not apply to the Train Depot. For this lot, the “*primary street*” standards may be used for the side of lot facing the railroad, and parking may be located along Azahar Street or within a side setback. For other standards that apply to the Train Depot, see [Appendix C](#).

### b. Parcels that *abut* Los Angeles Avenue:

1. Standards: For parcels that *abut* L.A. Avenue, use L.A. Avenue as the “*primary street*” for the purpose of establishing setback, *frontage*, and other standards. However, for parcels that *abut* L.A. Avenue and are located north of Violeta Street, use Violeta Street as the “*primary street*” for the purpose of setting setback, *frontage*, and other standards due to topographic constraints along L. A. Avenue.
2. R/MU Zone: Ground floor commercial is required at all corners of L.A. Avenue and Nardo Street.

### c. Parcels zoned Town Center (TC) west of SR-118:

1. Standards: Use SR-118 as the “*primary street*” for setback, *frontage*, parking placement and other standards. Parking placement may be located at side or rear of building.
2. Building Placement: Maximum front setbacks shall not exceed 15 feet at this location.
3. Building Frontage: The minimum *frontage* on the “*primary street*” shall be 60 percent (instead of 80 percent). No “*side street*” *frontage* is required at this location. This requirement does not apply to any Cultural Heritage Site.

### d. Parcels zoned Industrial (IND) *adjacent* to the Residential (RES) zone:

1. Retain a maximum 35-foot building height along 50 percent (or more) of the building *frontage* on Azahar Street or, alternatively, step the second floor back 10 feet or more from the edge of the main *façade*.
2. Utilize sloped or pitched roofs on buildings *adjacent* to residentially zoned parcels.



**e. SR-118:**

1. With the exception of TC zoned parcels west of SR 118 (See [Sec. 8119-1.8.5\(c\)](#)), no other parcels within Old Town Saticoy may use SR-118 as a “*primary street*”.
2. All development *adjacent* to SR-118 must comply with indoor noise standards in the General Plan and California Building Code.

**f. Large-Scale Development or Redevelopment:**

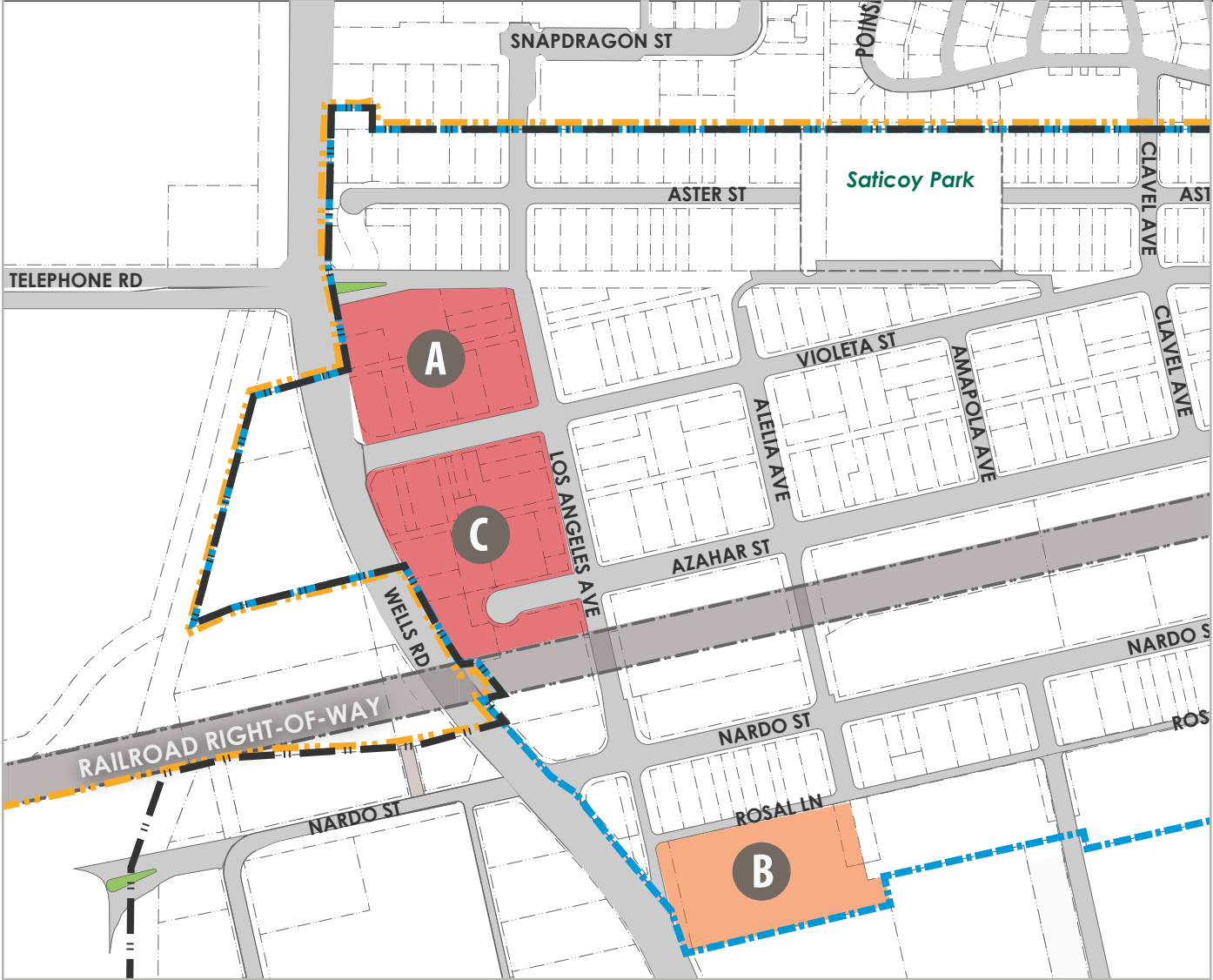
This section provides site development standards for large-scale development or redevelopment in Old Town Saticoy, which is defined as a project where the total area included in the development proposal exceeds one (1) acre. Site development standards for such developments, listed below, shall be used in conjunction with applicable standards in [Sec. 8119-1.3 through Sec. 8119-1.5](#) of the Old Town Saticoy Development Code, amended as follows:

1. Building Number/Types: In order to replicate the existing, small-scale development pattern within Old Town Saticoy, the project shall include two (2) or more buildings. When the size of project exceeds 2 acres, the project shall include four (4) or more buildings and two (2) or more Building Types, as allowed by the applicable zone.
2. Vehicular Access: On-site parking shall be accessed from new internal streets, existing *alleys*, or the “*side street*” for that lot. Direct access to on-site parking from SR 118 or the “*primary street*” is prohibited unless alternative access is not feasible.
3. Existing Local Roads: With the exception of the western cul-de-sac on Azahar Street, large-scale development shall not include the removal of local roads on the Mobility Map. (See Figure 4-3 in [Chapter 4](#) of the Saticoy Area Plan)
4. Pedestrian Access: Pedestrian facilities and amenities shall be provided in the form of sidewalks, plazas, or interconnected courtyards. On-site pedestrian facilities shall provide access to public walkways located on *adjacent* “*primary*” and “*side*” streets.
5. Landscaping: In addition to landscaping in all “*primary street*” and “*side street*” setbacks, the following shall be provided:
  - i. Pedestrian amenities that include trees, decorative lighting, benches, and decorative permeable paving.
  - ii. For development sized at 50,000 square feet of building footprint area or more, at least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included within the proposed site layout. Parks located within the TC zone shall meet the definition of “*semi-public outdoor area*” in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
  - iii. Also apply Sec. 8108-5 for parking lot design and landscape requirements.
6. Signage:
  - i. If applicable, development applications shall include a sign program (See [Sec. 8119-1.1.6\(c\)](#) for submittal requirements).

## SEC. 8119-1.8 - ADDITIONAL REQUIREMENTS

7. Northern "Gateway" Parcel (See [Figure 1.8.5\(A\)](#)): The following additional standards shall apply if all (or a major portion of) the block located at SR-118, between Violeta Street and Telephone Road, shall be redeveloped for commercial use:
  - i. Violeta Street shall be used as the "*primary street*" for the purpose of applying the Development Code standards. Violeta Street and L. A. Avenue shall be designed as *primary frontages*; whereas Telephone Lane shall be designed as a *side street* frontage.
  - ii. Parking placement shall be located within the lot interior, with vehicular access from L.A. Avenue. Pedestrian access to the development shall be provided from Telephone Lane, Violeta Street and L.A. Avenue.
  - iii. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
  - iv. Signage and decorative landscaping shall be provided at the intersection of SR-118 and Telephone Lane. The signage should be visible to drivers on SR 118 and Telephone Lane, and communicate entry into Old Town Saticoy. The signage type could be an identification sign within a plaza, letters attached to a low wall, or an architectural feature.
8. Southern "Gateway" Parcel (See [Figure 1.8.5\(B\)](#)): The following standards shall apply for the R/MU parcel south of Rosal Lane and east of L.A. Avenue:
  - i. Commercial development may be located along L. A. Avenue, with residential development located along Rosal Lane and Alelia Street, at the eastern portion of the parcel.
  - ii. Development located at the western portion of lot shall use L.A. Avenue as the "*primary street*", while development at the eastern portion of lot shall use Rosal Lane or Alelia Street as the "*primary street*".
  - iii. Parking placement should occur within the interior of the lot, *adjacent* to the South Industrial Area. Vehicular access to the parking lot should be provided from Rosal Lane and Alelia Avenue.
  - iv. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.
  - v. Signage and decorative landscaping shall be provided at the intersection of SR-118 and L.A. Avenue. The signage should be visible to drivers on SR 118, and communicate entry into Old Town Saticoy. The signage type could be an identification sign within a plaza, letters attached to a low wall, or an architectural feature such as a fountain or a sculpture.
9. Commercial Block Redevelopment (See [Figure 1.8.5\(C\)](#)): The following additional standards shall apply if all (or a major portion of ) the block located south of Violeta Street, between SR-118 and L.A. Avenue, shall be redeveloped:
  - i. L. A. Avenue and Violeta Street shall be designated as "*primary streets*", with limited frontage along SR-118.
  - ii. Parking placement should occur within the lot interior or, alternatively, *adjacent* to the railroad right-of-way.
  - iii. At least one (1) of the park types listed in [Sec. 8119-1.7](#) shall be included in the development plans. The park shall meet the definition of "*semi-public outdoor area*" in [Chapter 7 - Definitions](#) in the Saticoy Area Plan.

FIGURE 1.8.5. POTENTIAL PARCELS FOR LARGE-SCALE DEVELOPMENT



LEGEND:

- Ⓐ Northern Gateway Parcel (See [Sec. 8119-1.8.5\(f\)\(7\)](#))
- Ⓑ Southern Gateway Parcel (See [Sec. 8119-1.8.5\(f\)\(8\)](#))
- Ⓒ Commercial Block Redevelopment (See [Sec. 8119-1.8.5\(f\)\(9\)](#))

### Sec. 8119-1.8.6 - Parking Standards

Article 8 regulates all off-street parking and loading spaces for motor vehicles and bicycles. Article 8 also includes the parking area design and landscaping requirements as well as regulations related to Ventura County’s Transportation Demand and Trip Reduction program. Additionally, the *Ventura County Parking and Loading Design Guidelines* provides information and assistance in the application of parking regulations.

This section includes parking requirements for land uses not identified in Article 8. It also includes requirements for *Electric Vehicle Charging Stations*. Unless specified below, the parking standards from Article 8 shall be applied to development in Old Town Saticoy. In the event that parking standards listed below are not consistent with Article 8, the more stringent of the two requirements shall prevail.

**a. Number of Parking Spaces required:**

1. Uses not listed in Table 1.8.6 below: The number of parking spaces will be calculated as per Sec. 8108-4. Also, adjustments can be made to the number of motor vehicle parking spaces pursuant to Sec. 8108-4.8.
2. Other uses allowed in Old Town Saticoy (see Sec. 8119-1.2 - Permitted Uses):

<b>TABLE 1.8.6. MOTOR VEHICLE AND BICYCLE PARKING REQUIREMENTS</b>		
<b>Land Use</b>	<b>Number of Motor Vehicle Spaces Required (+/- 10% OF THE TOTAL)</b>	<b>Minimum Number of Bicycle Spaces Required <sup>1</sup></b>
<b><i>Triplex/Quadplex</i></b>	See Sec. 8108-4.7.1	ST: 1 space; LT: Minimum = 0.5 per unit
<b>Apartments/Condos</b>		ST: 10% of required motor vehicle spaces; LT: Minimum = 0.5 per unit
<b>Town Center Residential</b>		
<b><i>Live/work units</i> <sup>2</sup></b>	1 space = 1-bedroom units 2 spaces = 2+ bedroom units	ST: 1 space; LT: Minimum = 0.5 per unit
<b>All Retail uses in TC and R/MU</b>	1 space per 250 SF of Gross Floor Area (GFA) (for the first 500 SF) + 1 space per 500 SF thereafter	
<b><i>Community Garden Plots</i></b>	1 space per 1/4 acre	ST: 2 spaces per 1/4 acre lot; LT: 1 space per 25 employees; or as determined by decision-making body
<b>Manufacturing: <i>Custom/ Artisan Goods</i></b>	1 space per 500 SF of GFA; and 1 space per 250 SF of GFA for retail use (for the first 500 SF) + 1 space per 500 SF thereafter	ST: 10% of required motor vehicle spaces; LT: 1 space per 10 employees
<b>Indoor Sports/Clubs Facilities</b>	See <i>Gymnasiums, Health Clubs, Spas</i> in, Sec. 8108-4.7	ST: 10% of required motor vehicle spaces; LT: 1 space per 10 employees
<b>Temporary Outdoor Events</b>	CUP required for permit. Parking spaces to be determined by decision-making body. Smaller events may utilize existing on-site or on-street parking and bicycle facilities.	

[1] ST = Short-Term bicycle parking spaces, generally bike racks; LT = Long-Term bicycle parking spaces, generally enclosed lockers.

[2] The number of spaces identified for *live/work units* are in addition to the number of parking spaces required for the Principal Use.



**b. Allowances for Commercial Parking:**

Commercial uses within the Town Center (TC) zone may utilize the following options for meeting parking requirements:

1. Off-site Parking and Off-site Parking Agreements: Apply Sec. 8108-3.3 which allows commercial businesses to utilize an off-site parking lot.
2. On-Street Parking Offsets: Apply Sec. 8108-4.8 for adjustments allowed to the required number of the vehicle parking spaces and, if applicable, for requirements for a Parking Study or Transportation Demand Management Plan.
3. Shared Parking Lots: Apply Sec. 8108-4.6, which describes where shared use of parking lots is allowed when two or more land uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times.
4. Joint Parking Agreements: Access easements can be utilized for a reciprocal or joint parking agreement between two adjoining property owners, allowing for a shared use of vehicular parking areas at the rear of contiguous commercial parcels. These agreements do not relieve a developer from providing the minimum number of parking spaces for the use, but they can provide more efficient parking lots (i.e. provide more parking) and can minimize the number of entrances into the parking area. For a definition of *Joint Parking Agreements*, see [Chapter 7 - Definitions](#) in the Saticoy Area Plan.

**c. Electric Vehicle Charging Stations:**

*Electric Vehicle Charging Stations* shall be provided for *discretionary development* located in the TC, R/MU and IND zones as required by existing Building Code regulations and State law, as amended.

**Sec. 8119-1.8.7 - Open Storage Standards**

Open storage must be *accessory* to the *principal use* of the property in that zone, and not related to any off-site commercial business or property. All open storage shall be identified on the permit application.

**a. Open Storage in RES, R/MU and TC zones:**

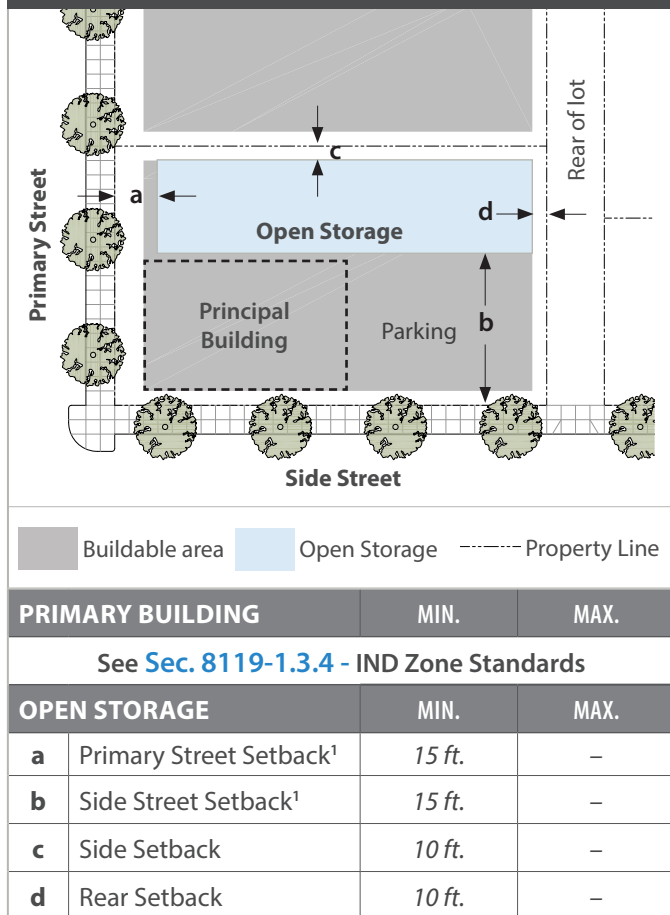
1. Apply Sec. 8107-1.6 for open storage standards in the RES and R/MU zones
2. Apply Sec. 8109-2.2 for open storage standards in the TC zone.

**b. Open Storage in the IND zone:**

Open storage in the IND zone shall adhere to the following requirements (Also see [Table 1.8.7](#)).

1. Placement. Open storage should be placed at the rear of the lot and shall be screened from public view as per [Sec. 8119-1.8.7\(b\)\(5\)](#) below. Open storage cannot occupy space set aside for on-site parking.
2. Setbacks. A minimum setback of 15 feet shall be provided from a *Primary* or *Side Street*. A minimum setback of 10 feet shall be provided from the side and rear yard property lines.
3. Height. The height of open storage for building and manufacturing materials shall be limited to six feet. A height increase may be granted by the Planning Director upon making the following findings:
  - i. The height of the required open storage is necessary for the operation of the business; and
  - ii. No stored materials are prominently visible (i.e. visibility is 25% or less) from a public viewpoint.

**TABLE 1.8.7 OPEN STORAGE STANDARDS**



[1] Primary and Side Street Setbacks shall be landscaped and screened per [Sec. 8119-1.8.7\(b\)\(5\)](#).

4. Recreational Vehicles. Open storage shall only occur on the ground level (i.e. vehicles may not be stacked).
5. Landscaping and Screening.
  - i. When open storage is located along a *Primary* or *Side Street*, screening of materials shall be provided by landscaping or fences/walls that substantially block the storage material from the public view (i.e. visibility is 25% or less).
  - ii. A minimum 3 foot landscaping strip shall be provided between the fence/wall and the public right-of-way, except at access driveways, where screening shall be provided by gates.
  - iii. When an increase in height limitations is granted per [Sec. 8119-1.8.7.\(b\)\(3\)](#), in addition to the requirements above, landscape screening shall substantially block the view of the stored material within 5 years of planting.
  - iv. For more details on allowable materials of fences/walls, see [Sec. 8119-1.8.3](#).

## APPENDIX C:

# PERMIT PROCESSING GUIDE FOR CULTURAL HERITAGE SITES

*Appendix C is provided as a guide for the preparation and review of permit applications for a Cultural Heritage Site. However, the materials within this appendix are neither regulatory nor a substantive part of the Area Plan. For relevant regulations for a Cultural Heritage Site, please refer to the County's Cultural Heritage Ordinance (Ord. No. 4225) and Sec. 8107-37 - Cultural Heritage Sites in the Non-Coastal Zoning Ordinance.*

The Cultural Heritage Board (CHB) or support staff shall issue the necessary permits for the alteration, restoration, preservation, rehabilitation, remodel, addition, change of use, demolition, subdivision, or relocation of Cultural Heritage Sites in accordance with Ventura County Cultural Heritage Ordinance (Ord. No. 4225), as amended. In the event of any conflict within this document and the Ordinance, the Cultural Heritage Ordinance shall prevail. The CHB or support staff authorization shall indicate whether the proposed action is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Standards) and the Cultural Heritage Ordinance. Definitions of key terms such as "preservation" and "rehabilitation" are included in the Cultural Heritage Ordinance.

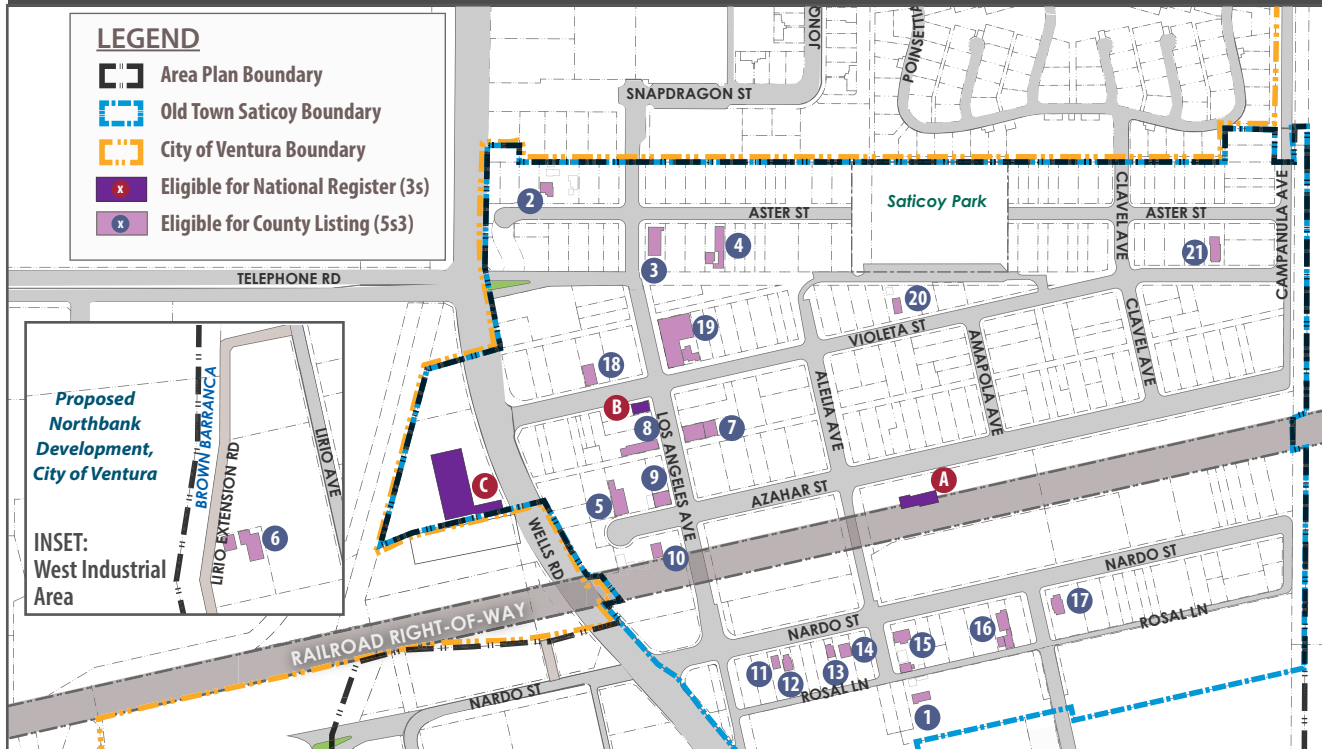
The location of the Cultural Heritage Sites (sites with National Register Status Code of 3s and 5s3) within Saticoy is depicted on [Figure C.1](#). More information regarding these sites can be found in the Environmental Impact Report (2015) prepared for the Saticoy Area Plan, which contains the *Saticoy Historic Resources Survey and Context* (prepared by San Buenaventura Research Associates, adopted by County of Ventura CHB, January 2015).

Per the Cultural Heritage Ordinance, CHB or support staff must review development proposals as listed below:

- a. **Demolition of a Cultural Heritage Site:** Pursuant to the Cultural Heritage Ordinance Sec. 1366 (as amended), a Certificate of Appropriateness (COA) must be issued by the CHB for all demolitions.
- b. **New Construction, Rehabilitation, Relocation, Addition, Subdivision, Alteration, Modification or Change of Use on a property containing a Historic Landmark (3s):** Pursuant to the Cultural Heritage Ordinance Sec. 1366-3 (as amended), a Certificate of Appropriateness (COA) must be issued by the CHB or support staff. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures is used to determine the appropriateness of the proposed project.
- c. **New Construction, Rehabilitation, Relocation, Additions, Alteration, Modification, or Change of Use on a property containing a Site of Merit (5s3):** Pursuant to Cultural Heritage Ordinance Sec. 1364-12 (as amended), CHB or support staff must review or comment on applications received. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures is used to determine the appropriateness of the proposed project.
- d. **Sites that Adjoin a Cultural Heritage Site:** See [Sec. 8119-1.8.4](#) in the Old Town Saticoy Development Code, which is located in [Appendix B](#).

Exceptions to the Old Town Saticoy Development Code for Cultural Heritage Sites will be evaluated by the Planning Division, the CHB and support staff in accordance with Sec. 8107-37 of the Non-Coastal Zoning Ordinance.

**FIGURE C.1. CULTURAL HERITAGE SITES IN SATICOY**



NO.	STREET NO.	STREET NAME	STRUCTURE TYPE	CURRENT DESIGNATION
<b>ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NHRP) - SC 3s</b>				
A	11220	Azahar St	Saticoy Southern Pacific Railroad Depot	
B	1203	Los Angeles Ave	Farmers and Merchants Bank Building	VC Landmark (119)
C	1255	Wells Road (S.)	Saticoy Walnut Growers Association Warehouse	VC Landmark (117)
<b>ELIGIBLE FOR LISTING UNDER THE VENTURA COUNTY CRITERIA - SC 5s3</b>				
1	1456	Alelia Ave	Residence	
2	11047	Aster St	Residence	
3	11102	Aster St	Free Full Gospel Church of Saticoy	
4	11146	Aster St	Foursquare Gospel Church	
5	11063-85	Azahar St	Brigham and Steele Blacksmith Company	
6	1635	Lirio Ave	Alta Mutual Water Company	
7	1242	Los Angeles Ave	Sanchez and Rivera Grocery	
8	1243	Los Angeles Ave	Saticoy Grocery	
9	1297	Los Angeles Ave	Saticoy Pharmacy	
10	1323	Los Angeles Ave	Carl's Drive-in	
11	11128	Nardo St	Residence	
12	11138	Nardo St	Residence	
13	11170	Nardo St	Residence	
14	11180	Nardo St	Residence	
15	11208	Nardo St	Residence	
16	11280	Nardo St	Residence	
17	11304	Nardo St	Residence	
18	11065	Violeta St (E.)	Yeto's Market	
19	11107	Violeta St	Brigham Manufacturing Company, Inc.	
20	11253	Violeta St	Residence	
21	11445	Violeta St	Mission Libre Pentecostal Church (Iglesia de Dios de la Profecia)	