

## 3.0 LAND DEVELOPMENT REGULATIONS

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This component of the Specific Plan identified regulatory standards governing development in the West Main planning area. Just as Section 2.0 established the area's pattern of land use, circulation, community design and infrastructure, this section develops standards by which those plans must be implemented. As with the previous section, development regulations are divided into land use, circulation, community design, and infrastructure components.

### 3.1 LAND USE STANDARDS

The City of Santa Maria Zoning Ordinance provides much of the basis of private land development regulation under the West Main Specific Plan. Four zone districts are established by this plan: Commercial/Manufacturing (CM), General Manufacturing (M-2), Light Manufacturing (M-1), and General Commercial (C-2). Each zone district would be located within a Planned Development (PD) overlay zone. Figure 2-2 shows the boundaries of these zone districts within the planning area.

Although each zone district is explicitly part of the Zoning Ordinance, the CM zone, as written in this Specific Plan, is expanded somewhat to better accommodate the agriculture-related industry that will predominate in this area. When the provisions in this Specific Plan conflict with the Zoning Ordinance, those contained in this plan will apply.

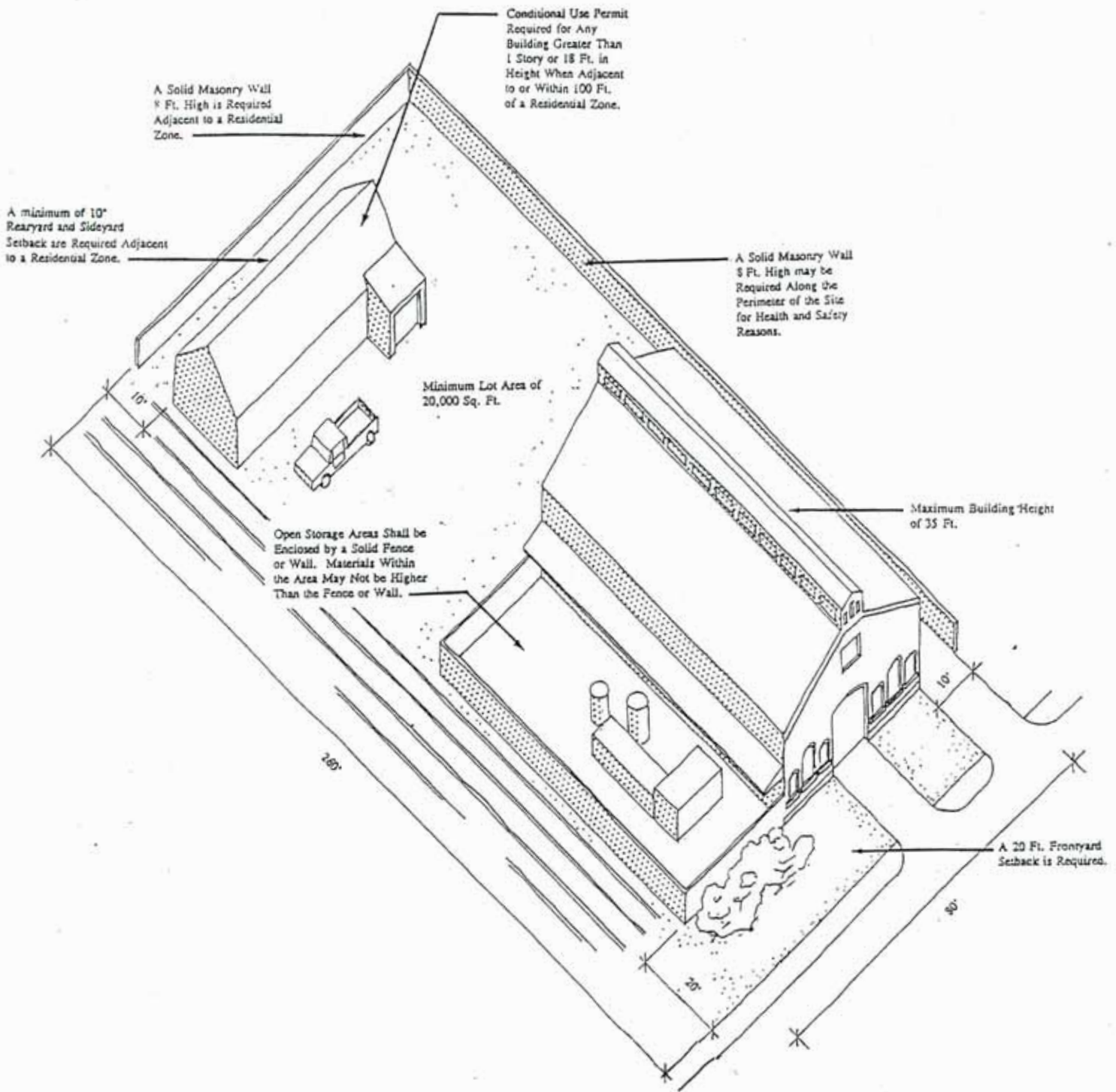
#### 3.1.1 Commercial/Manufacturing (CM) Zone Standards and Allowed Uses

Allowed uses and development standards contained in the Commercial/Manufacturing (CM) zone are described below. Figure 3-1 illustrates the standards that are to be applied to a conceptual development project.

**a. Purpose.** The purpose of this zone district is to provide areas for light industrial and limited commercial uses (primarily of an agricultural nature). The intent is to provide for these areas with a zone district that is diverse, yet also restrictive, in order to ensure compatibility with the protection of neighboring land uses from any negative impacts such as noise, odor, lighting, traffic, growth inducement or degradation of visual aesthetic values.

**b. Permitted Uses.** The following uses are permitted in the CM district subject to the prescribed performance standards (Planned Development Permit) contained in Article 3 of Chapter 33 of the Zoning Ordinance:

- (1) Service establishments, such as:
  - (a) Agricultural packing and processing plant,
  - (b) Blacksmith shop, sheet metal shop, welding shop or machine shop,
  - (c) Farm implement and machinery sales, service and supply shop,



West Main Specific Plan



**FUGRO**

**COMMERCIAL/MANUFACTURING  
(CM) ZONE**

Not to Scale

**DEVELOPMENT STANDARDS  
MINIMUM LOT SIZE CONFIGURATIONS**

Figure 3-1

- (d) Farm implement rental shop,
  - (e) Feed and fuel store,
  - (f) Frozen food locker,
  - (g) Irrigation contractor,
  - (h) Oil and water well drilling supplier,
  - (i) Storage warehouse,
  - (j) Wholesale nursery supplies,
  - (k) Wholesale supply storage and distribution center;
- (2) Manufacturing, such as:
    - (a) Baker (wholesale),
    - (b) Cabinet shop;
  - (3) Processing, such as:
    - (a) Blueprinting and photocopying,
    - (b) Carpet and rug cleaning plant,
    - (c) Bottling plant,
    - (d) Laboratory (medical or scientific);
  - (4) Wholesaling, warehousing, and storage not open to the general public, such as:
    - (a) Wholesaling and warehousing facilities,
    - (b) Van and storage,
    - (c) The storage of flammable liquid in underground tanks, subject to approval by the fire marshal;
  - (5) Utilities, such as:
    - (a) Distribution plants,
    - (b) Utility substations;
  - (6) Repair and equipment services, such as:
    - (a) Automotive repair and service facilities excluding body and fender repair and painting,
    - (b) Equipment rental and/or service;
  - (7) Other:
    - (a) Heavy retail business when the business is contained wholly within a building,
    - (b) Administrative or executive offices when incidental and accessory to and when directly related to the primary industrial or manufacturing uses permitted in the zone.
  - (8) Small animal hospitals; provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
  - (9) Any other wholesale or service store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare

of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

**c. Prohibited Uses.** The following uses are specifically not permitted in the CM (commercial/manufacturing) district:

- (1) Residential uses;
- (2) Offices providing services to the general public such as:
  - (a) Architects,
  - (b) Accountants,
  - (c) Attorneys,
  - (d) Doctors and medical offices,
  - (e) Real estate brokers, except temporary sales and leasing offices whose business is strictly limited to negotiating the lease or sale of properties located within the same development or subdivision tract where such broker's temporary sales or leasing office is located,
  - (f) Dental offices,
  - (g) Investment brokers.

**d. Conditional Uses.** Those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the Planning Commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the CM district subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance.

- (1) Screened material storage yard;
- (2) Screened utility yard;
- (3) Mini-warehouses subject to the development standards in Section 12-15.14 of the Zoning Ordinance;
- (4) Screened storage yard;
- (5) Any screened outside storage use;
- (6) Any use involving the storage or handling of explosive materials. The storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
- (7) Kennels;
- (8) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1;
- (9) Large truck sales and service facilities;
- (10) Automotive body and fender repair and/or automotive painting;
- (11) Heavy retail businesses which are not totally contained within a building;
- (12) Tire sales and service;

- (13) Auto detailing;
- (14) Auto wash;
- (15) Transmission repair and service.
- (16) Residences, provided the residential use serves as caretaker's quarters, and is accessory, as defined in Sec. 12-2.31 of the Zoning Ordinance, to a primary use on the same lot.
- (17) Community recycling facility.
- (18) Large animal hospitals.
- (19) Produce vendors; fruit and/or vegetable stand incidental to adjacent agricultural uses.

**e. Accessory Uses.** Premises in the CM (commercial/manufacturing) district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to and do not substantially alter the character of any permitted principal uses.

**f. Minimum Parcel Size.** Each lot or parcel of land in the CM district shall have a minimum lot area of not less than twenty thousand (20,000) square feet. Minimum lot width is eighty (80) feet on an accepted street or access way.

**g. Maximum Building Height.** No lot or parcel of land in the CM district shall have a building or structure in excess of thirty-five (35) feet in height. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.

**h. Setbacks**

- (1) Front Yard. Minimum setback shall be twenty (20) feet. Where parking is provided in the required front yard setback a ten (10) foot landscaped strip shall be provided separating the parking from the public right-of-way.
- (2) Side and Rear Yards.
  - (a) No side or rear yards are required, except when adjacent to an "R" district; then, the required side yard or rear yard adjacent to the "R" district shall be a minimum of ten (10) feet.
  - (b) A corner lot or parcel of land shall have a landscaped side yard of not less than ten (10) feet in width adjoining the street.

**i. Screening**

- (1) When a lot abuts an existing residential use, a solid masonry wall of not less than eight (8) feet, shall be erected on the lot boundary line.

- (2) A fence, or solid masonry wall, not less than eight (8) feet in height, may be required along the perimeter of all areas which, by reasons of the conditions on the property or physical hazards, are considered by the Planning Commission to be dangerous to the public health or safety.
- (3) A solid fence or wall shall be erected surrounding the area devoted to open storage. No material shall be stored to a height greater than the height of the required wall or fence, unless authorized by the Zoning Administrator, upon his finding that unique circumstances apply to the particular property or development proposed which justify an exception and which, if allowed, will nevertheless be compatible with adjoining properties.

**j. Outside Display and Storage.** All display, service, installation and storage in the CM district shall be located wholly within an enclosed building except for material storage associated with the following uses, provided such storage is properly screened from and aesthetically compatible with neighboring lands:

- (1) Farm machinery sales,
- (2) Wholesale nursery supplies,
- (3) Irrigation contractor (storage only),
- (4) Farm implement rental shop,
- (5) Oil and water well drilling supplier (storage only).

**k. Parking.** For provisions on parking, see Chapter 32 of the Zoning Ordinance.

**l. Signs.** For provisions on signs, see Chapter 34 of the Zoning Ordinance.

### 3.1.2 General Manufacturing (M-2) Zone Standards and Allowed Uses

This section describes the development standards of the General Manufacturing (M-2) Zone.

**a. Purpose.** The M-2 district is designed and intended to provide a district which will ensure an environment conducive to the development and protection of modern industrial processes and activities that may not be compatible with proximate residential or commercial uses, but may be compatible with adjoining light manufacturing districts. The uses permitted in this district can be characterized as generating a higher level of potential influences upon surrounding land uses than the light manufacturing district.

**b. Permitted Uses.** The following uses shall be permitted in the M-2 (general manufacturing) district, subject to the prescribed performance standards contained in Chapter 33 of the Zoning Ordinance.

- (1) Boat manufacture;
- (2) Heavy equipment assembly;
- (3) Welding operations;

- (4) Sheet metal fabrication;
- (5) Storage of flammable liquid in underground tanks, subject to fire marshal approval;
- (6) Administrative or executive offices when incidental and accessory to and when directly related to primary industrial or manufacturing uses permitted in the zone.

Uses not listed may be permitted upon determination by the Planning Commission to be compatible with the purpose and intent of this zone.

**c. Prohibited Uses.** The following office uses are specifically not permitted in the M-2 (general manufacturing) district:

- (1) Offices providing services to the general public such as:
  - (a) Architects,
  - (b) Accountants,
  - (c) Attorneys,
  - (d) Doctors and medical offices,
  - (e) Real estate brokers, except temporary sales and leasing offices whose business is strictly limited to negotiating the lease or sale of properties located within the same development or subdivision tract where such broker's temporary sales or leasing office is located,
  - (f) Dental offices,
  - (g) Investment brokers;
- (2) Residential uses.

**d. Conditional Uses.** The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, shall be permitted in the M-2 district subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of this title:

- (1) A manufacturing industrial enterprise which, in the opinion of the Planning Commission as evidenced by resolution, has inherent qualities or characteristics which, unless provided for, would cause such use to be incompatible or inharmonious with adjacent or nearby permitted uses;
- (2) Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
- (3) Food processing plants;
- (4) Salvage yards;

- (5) Mini-warehouses subject to the development standards in Section 12-15.14 of the Zoning Ordinance;
- (6) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 of the Zoning Ordinance.

**e. Accessory Uses.** Premises in the general manufacturing district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to and do not substantially alter the character of any permitted principal use.

**f. Minimum Lot Size**

- (1) Each lot shall have a minimum of fifteen thousand (15,000) square feet.
- (2) Each lot shall have a minimum frontage width of eighty (80) feet on an accepted street or access way.

**g. Building Height.** No building or structure erected in this zone shall have a height greater than forty (40) feet, unless so authorized by the Zoning Administrator, upon his findings that unique circumstances apply to the particular property or development proposed which justify an exception and which if allowed will nevertheless be compatible with adjoining properties.

However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.

**h. Setbacks**

- (1) Front Yard. A minimum front yard setback of twenty (20) feet is required. Where parking is provided in the required front yard setback a ten (10) foot wide landscaped strip shall be provided between the parking and the public right-of-way.
- (2) Side and Rear Yards
  - (a) No side or rear yards are required, except when adjacent to an "R" district; then, the required side yard or rear yard adjacent to the "R" district shall be a minimum of ten (10) feet.
  - (b) A corner lot or parcel of land shall have a landscaped side yard of not less than ten (10) feet in width adjoining the street.

**i. Screening**

- (1) When a lot abuts a residential zone, a combination of fencing and/or landscaping screening shall be provided subject to the approval of the Zoning Administrator.



- (2) A fence, or solid wall not less than eight (8) feet in height may be required along the perimeter of all areas which by reasons of the conditions on the property or physical hazards are considered by the Planning Commission to be dangerous to the public health or safety.
- (3) A solid fence or wall shall be erected surrounding the area devoted to open storage. No material shall be stored to a height greater than the height of the required wall or fence, unless authorized by the Zoning Administrator, upon his findings that unique circumstances apply to the particular property or development proposed which justify an exception and which, if allowed, will nevertheless be compatible with adjoining properties.

**j. Parking.** For provisions on parking, see Chapter 32 of the Zoning Ordinance.

**k. Signs.** For provisions on signs, see Chapter 34 of the Zoning Ordinance.

### **3.1.3 Light Manufacturing (M-1) Zone Standards and Allowed Uses**

This section describes the development standards of the Light Manufacturing (M-1) Zone. Figure 3-2 shows how these standards would be applied to a conceptual development project.

**a. Purpose.** The M-1 (light manufacturing) district is designed and intended to accommodate those light industrial uses which are self-contained and whose processes are characterized by the low generation of adverse impacts.

#### **b. Permitted Uses**

- (1) Industrial and manufacturing uses conducted entirely within an enclosed building, subject to the prescribed performance standards contained in Article 3 of Chapter 33 of the Zoning Ordinance, are permitted in the M-1 district. Examples include:
  - (a) Administrative or executive offices when incidental and accessory to and directly related to primary industrial or manufacturing uses permitted in this zone;
  - (b) Scientific research and experimental development laboratories;
  - (c) Engineering and industrial design offices when part of and affiliated with a primary industrial or manufacturing use permitted in the zone;
  - (d) Light assembly;
  - (e) Manufacturing, processing, and packaging of pharmaceuticals and drugs;
  - (f) Manufacturing of scientific, optical, medical, dental and precision instruments;
  - (g) Printing, publishing and allied industries;

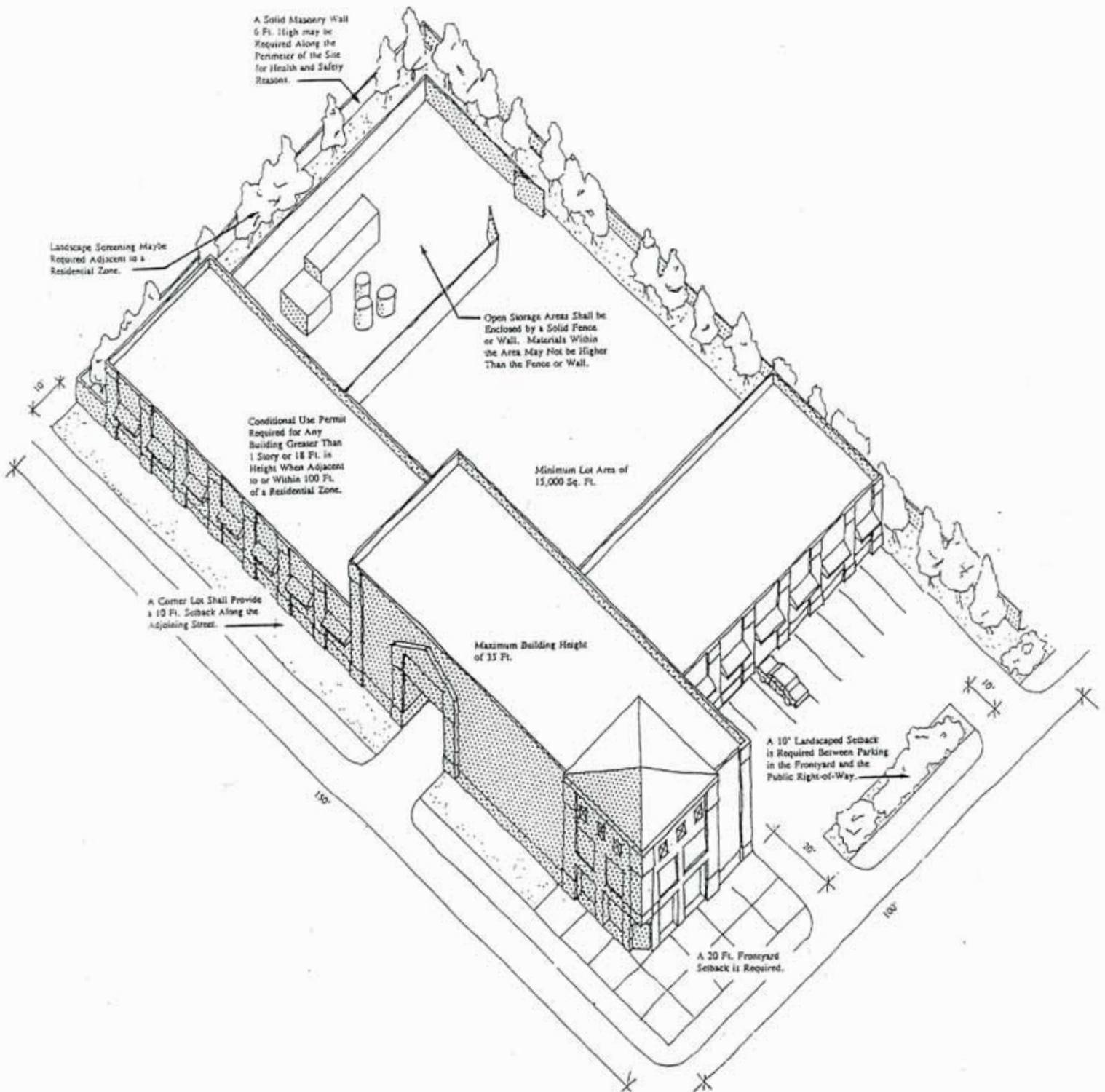
- (h) Data processing when part of and affiliated with a primary industrial or manufacturing use permitted in the zone;
  - (i) Warehousing and wholesale distributors;
  - (j) Manufacturing, assembling, packaging and processing of articles or products from previously prepared material;
  - (k) Limited retail sales when the product sold is manufactured, fabricated, or assembled onsite. The retail sales activity shall not attract the general public.
  - (l) The storage of flammable liquid in underground tanks, subject to fire marshal approval; and
  - (m) Cabinet shops.
- (2) Uses not listed may be permitted upon determination by the Planning Commission to be compatible with the purpose and intent of this zone.

**c. Prohibited Uses.** The following uses are specifically not permitted in the M-1 (light manufacturing) district:

- (1) General business offices and physical health care services to the general public such as:
  - (a) Architects and engineering design offices, except as provided in Section B(a)(3) above;
  - (b) Accountants;
  - (c) Attorneys;
  - (d) Doctors and medical offices;
  - (e) Real estate brokers, except temporary sales and leasing offices whose business is strictly limited to negotiating the lease or sale of properties located within the same development or subdivision tract where such broker's temporary sales or leasing office is located;
  - (f) Dental offices; and
  - (g) Investment brokers.
- (2) Residential uses.

**d. Conditional Uses.** The following uses and those similar uses which the Planning Commission finds to fall within the intent and purpose of this zone, that will not be more obnoxious or detrimental to the public welfare, and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the M-1 district, subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance.

- (1) Industrial or manufacturing uses which involve the screened outside storage of materials or products provided the outside storage area does not exceed ten percent (10%) of the lot area and is to the side or rear of the building;



West Main Specific Plan

**Santa Maria  
Sphere and  
Annexation  
Study**

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**LIGHT MANUFACTURING  
(M-1) ZONE  
DEVELOPMENT STANDARDS**

Not to Scale

**MINIMUM LOT SIZE CONFIGURATIONS** Figure 3-2

- (3) Manufacturing and industrial enterprises which, in the opinion of the Planning Commission, and as evidenced by duly adopted resolutions, are compatible and harmonious with nearby existing and permitted uses;
- (4) Any use involving the storage or handling of explosive materials, the storage or handling of blasting agents, or the storage or handling of flammable liquids in aboveground tanks;
- (5) Single use corporate offices, home offices or regional headquarters where such offices cannot reasonably be developed by the CPO zoning classification and where such offices occupy not less than twenty-five thousand (25,000) square feet of building area;
- (6) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 of the Zoning Ordinance;

**e. Minimum Parcel Size.** Each lot shall be a minimum of fifteen thousand (15,000) square feet unless a reduced lot size is specifically approved by the Planning Commission. Each lot shall have a minimum frontage width of one hundred (100) feet on a public street or access way.

**f. Maximum Building Height.** No building or structure erected in this zone shall have a height greater than thirty-five (35) feet, unless so authorized by the Zoning Administrator. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.

**g. Setbacks**

- (1) Front Yard. A minimum setback of twenty (20) feet is required. Where parking is provided in the required front yard setback, a ten (10) foot landscaped strip shall be provided between the parking and the public right-of-way.
- (2) Side Yard
  - (a) No side yard setback is required except for street side yards or when adjacent to an "R" district; then the required side yard adjacent to the street or "R" district shall be a minimum of ten (10) feet.
  - (b) A corner lot or parcel of land shall have a landscaped side yard of not less than ten (10) feet in width adjoining the street.
- (3) Rear Yard. No rear yard setback is required, except when adjacent to an "R" district; then the required rear yard adjacent to the "R" district shall be a minimum of ten (10) feet.

**h. Screening**

- (1) When a lot abuts a residential zone, a fence or wall and landscape screening shall be provided subject to the approval of the Zoning Administrator.
- (2) A fence, or a solid wall not more than six (6) feet in height may be required along the perimeter of all areas which, by reason of the conditions on the property or physical hazards, are considered by the Planning Commission to be dangerous to the public health or safety.
- (3) A solid fence or wall shall be erected surrounding the area devoted to open storage. No material shall be stored to a height greater than the height of the required wall or fence, unless authorized by the Zoning Administrator upon his finding that unique circumstances apply to the particular property or development proposed which justify an exception and which, if allowed, will nevertheless be compatible with adjoining properties.

**i. Parking.** For provisions on parking, see Chapter 32 of the Zoning Ordinance.

**j. Signs.** For provisions on signs, see Chapter 34 of the Zoning Ordinance.

**3.1.4 General Commercial (C-2) Zone Standards**

This section describes the development standards of the General Commercial (C-2) zone as defined in the City's zoning ordinance. Figure 3-3 illustrates how these standards might be applied to a conceptual development project.

**a. Purpose.** The C-2 district is designed and intended to provide for the general business and commercial needs of the City. The zone shall be used by a wide range of retail and service establishments which, because of their economic and activity requirements, are not suited to the central business district.

**b. Permitted Uses.** The following uses are permitted in the C-2 district:

- (1) All permitted uses in the C-1 (central business) district as defined in the Zoning Ordinance;
- (2) Retail sales, such as:
  - (a) Home improvement centers;
  - (b) Furniture sales;
- (3) Service establishments, such as:
  - (a) Brake repair shops;
  - (b) Muffler shops;
  - (c) Blueprint shops;
  - (d) Dental laboratories;
  - (e) Medical clinics;

- (f) Motels; and
- (g) Light equipment rentals.

**c. Conditional Uses.** Those uses which the Planning Commissions finds to fall within the intent and purpose of this zone that will not be more obnoxious or detrimental to the public welfare and are found by the commission to be compatible with adjoining land uses, provided that conditions and development standards are applied to mitigate any potentially adverse impacts, are permitted in the C-2 district subject to obtaining a Conditional Use Permit according to the procedures set forth in Article 2 of Chapter 35 of the Zoning Ordinance. Examples include:

- (1) Bars, cocktail lounges and restaurants serving alcoholic beverages;
- (2) Bowling alleys;
- (3) Butane and propane service stations;
- (4) Massage parlors;
- (5) Nightclubs;
- (6) All other automotive repair shops, including body and fender repair shops;
- (7) Service stations;
- (8) Veterinary clinics;
- (9) Laundries;
- (10) Secondhand sales;
- (11) Car washes;
- (12) Light wholesale uses which supply goods and materials which are sold in retail stores permitted in the C-1 district and C-2 district; provided, however, that the uses do not generate significant truck traffic;
- (13) Lodges and clubs;
- (14) Churches, in an existing structure and on a temporary basis only;
- (15) Mechanical riding machines;
- (16) Penny arcades;
- (17) Automobile sales;
- (18) Boat sales;
- (19) Bus and taxi terminals;
- (20) Nurseries;
- (21) Trailer sales;
- (22) Recreational vehicle sales;
- (23) Any use with drive-up or drive-through facilities for serving customers from their vehicle;
- (24) Temporary retails sales within a hotel or motel;



- (25) An increase in pipeline capacity through the repair, maintenance, replacement or installation of new pipelines as defined in Section 12-2.113.1 of the Zoning Ordinance.
- (26) Tractor and farm equipment sales;
- (27) Tire sales and service;
- (28) Concurrent retailing of motor vehicle fuel with alcoholic beverages for off-premises consumption.

**d. Accessory Uses.** Premises in the general commercial district may be used for accessory uses, provided such uses are established on the same lot or parcel of land, are incidental to and do not substantially alter the character of any permitted principal use.

**e. Minimum Parcel Size.** Each lot or parcel of land in the C-2 district shall have a minimum lot area of not less than seven thousand (7,000) square feet. Minimum lot width is fifty (50) feet on an accepted street or access way.

**f. Maximum Building Height.** No lot or parcel of land in the C-2 district shall have a building or structure in excess of three (3) stories, or forty (40) feet in height, whichever is less. However, a Conditional Use Permit is required for any building or structure in excess of one (1) story or eighteen (18) feet in height when adjacent to a residential zoning district unless the building or structure is located more than one hundred (100) feet from the residential district boundary. Properties separated by streets and alleys are considered to be adjacent.

**g. Screening.** Each lot or parcel of land in the C-2 district which has a side or rear lot line adjoining property in a residential zone shall have a solid masonry wall of not less than eight (8) feet in height established along the side and rear lot line adjoining the zone.

**h. Setbacks**

- (1) Front Yard. Each lot or parcel of land in the C-2 district which has a side lot line adjoining property in a residential zone shall have a front yard of not less than ten (10) feet in width.
- (2) Side Yard. Each lot or parcel of land in the C-2 district which has a side lot line adjoining property in a residential zone shall have a side yard of not less than ten (10) feet in width on the side adjoining such residential lot or parcel of land.
- (3) Rear Yard. Each lot or parcel of land in the C-2 district which has a rear lot line adjoining property in a residential zone shall have a rear yard of not less than ten (10) feet.

**i. Project Review.** Review and approval of architectural elevations, site and landscape plans by the Zoning Administrator for compliance with the adopted plans, policies and ordinances of the city is required prior to the issuance of a building permit.



**j. Parking.** For provisions on parking, see Chapter 32 of the Zoning Ordinance.

**k. Signs.** For provisions on signs, see Chapter 34 of the Zoning Ordinance.

**l. Outside Display and Storage.** All display, service, installation and storage in the C-2 district shall be located wholly within an enclosed building except in connection with the following uses by a Conditional Use Permit or Planning Development Permit:

- (1) Automobile service stations, which are permitted outside display of automobile tires, batteries, and similar equipment and accessories and petroleum products only;
- (2) Florist shops;
- (3) Nursery stock, plant material only;
- (4) Automobile parking facilities;
- (5) Automobile sales (new and used);
- (6) Boat, trailer, and camper sales;
- (7) Bus and taxi terminals;
- (8) Spa and patio furniture sales.

## 3.2 CIRCULATION DESIGN STANDARDS

All circulation improvements, including those to roads and sidewalks, shall be in conformance with the City of Santa Maria Public Works Department's "Standard Plans and Specifications." Although this section of the Specific Plan illustrates the basic design parameters by which roads and sidewalks are to be constructed in the West Main planning area, refer to the City's "Standard Plan and Specifications" for a full description of design parameters.

**a. Primary Arterial Design.** Typical Primary Arterial overhead plans and cross sections for West Main Street are shown in Figure 3-4. The plan indicates that the Primary Arterial would include a 124-foot right-of-way section which would accommodate a paved width 84 feet. West Main Street would be a four-lane facility with raised medians and paved shoulders suitable for bike lanes. Six-foot sidewalks would also be provided on both sides of the streets. (Ordinance 97-1)

**b. Secondary Arterial Design.** Typical Secondary Arterial overhead plans and cross sections for Main Street and Blosser Road are shown in Figure 3-5. The plan indicates that the Secondary Arterial would include a 116 foot right-of-way section which would accommodate a paved width of 84 feet. The section indicates that the Blosser Road would be improved as a four-lane facility with landscaped medians and paved shoulders suitable for Class II bike lanes. Six-foot sidewalks would also be provided on both sides of the street along with ten (10)-foot-wide public utility and tree planting easements at the back of the sidewalks.

**c. Commercial/Industrial Collector Design.** Typical Commercial/Industrial Collector overhead plans and cross sections for Hanson Way and the Cypress Street extension are shown in Figure 3-6. These roads would include a 76-foot right-of-way section which would accommodate a paved width of 44 feet. They would be two-lane facilities with 10-foot paved shoulders suitable for bike lanes. Six-foot sidewalks would also be provided on both sides of the streets along with ten (10)-foot-wide public utility and tree planting easements at the back of the sidewalks. (Ordinance 2008-8)

### **c.1. Alternative Commercial/Industrial Collector Design with Diagonal Parking.**

1. A reduction of on-site parking for new development may be considered on a case by case basis by the Zoning Administrator if it can be found that the on-street parking spaces are conveniently located in proximity to the proposed use properties in which the parking reduction is being proposed and no adverse impact would result to adjacent properties.
2. The allowable reduction of on-site parking should be equivalent to the number of conveniently located diagonal on-street parking spaces provided. The allowable on-street parking should be located within the same sub-area (e.g., North of West Main Street or South of West Main Street) of the West Main Specific Plan as the proposed use and within 300-feet of the proposed use. This provision only applies within the boundaries of the West Main Street Specific Plan.

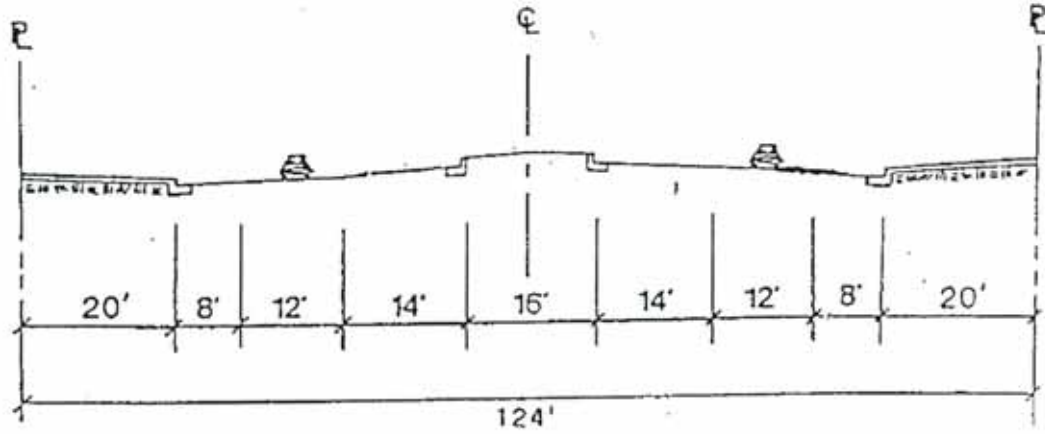
3. The reduction in the number of required on-site parking spaces should not exceed the ratio of one (1) on-street parking space for each one (1) required off-street parking space for the proposed use as specified by Municipal Code 12-32.03.
4. The location and design of the on-street diagonal parking is found to be safe by the Department of Public Works, Engineering Division. (Ordinance 2008-8)

**d. Commercial/Industrial Local Street Design.** Kathleen Court is designated as a Commercial/Industrial Local Street, and does not need improvement over its present condition. Figure 3-7 illustrates the configuration of this street. Local streets would be constructed with a 56-foot right-of-way and a paved width of 44 feet. The cross section shows that a typical Local street would be a two-lane facility with paved shoulders and six-foot sidewalks.

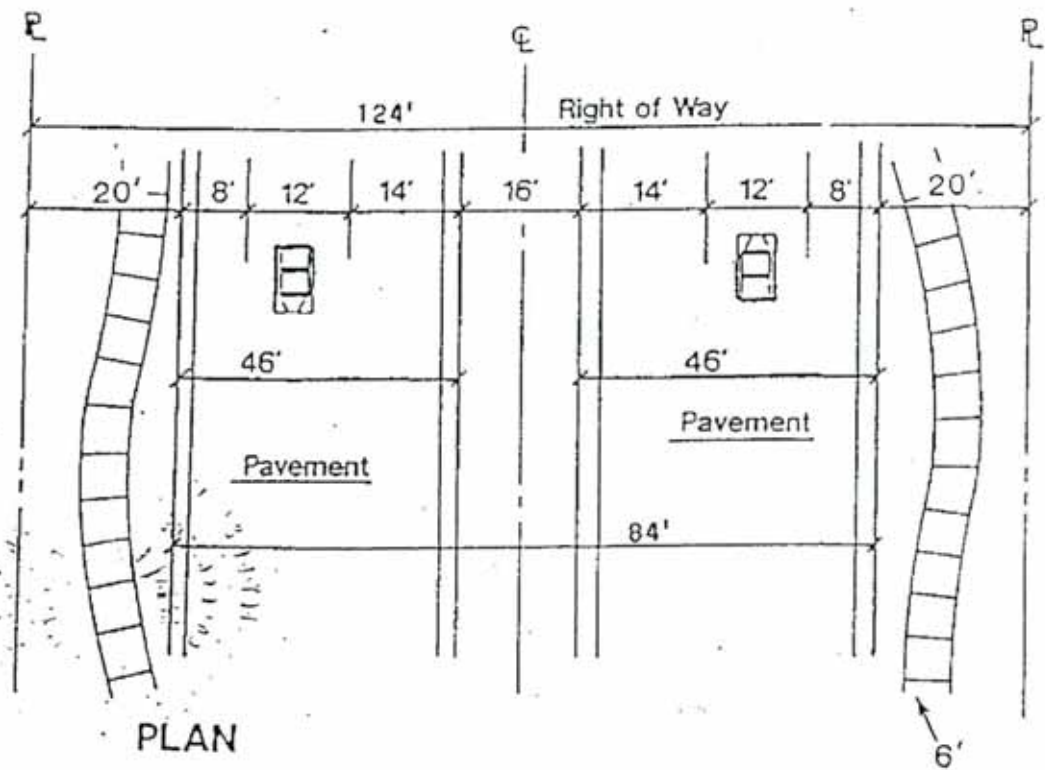
**e. Intersection Configurations.** There are five principal intersections identified in the Circulation Plan (Figure 2-4) which serve the West Main planning area. Figure 3-8 illustrates the conceptual configuration each should have after plan implementation. These figures are not to scale, and the actual engineering of these intersections should be done as per existing City standards. These figures should instead be used to show the intent of what is to be constructed at these locations.

**f. Parking.** Alternative on-street parking may be allowed on designated Commercial/Industrial Collector streets in areas located within the C-2 (General Commercial) zoning district if the following criteria are met:

1. Appropriate street right-of-way width has been determined to be available to accommodate the required travel lanes, parking stall dimensions, sidewalk and landscaped parkway to meet City standards. This determination must be made by the Subdivision Committee through the subdivision review process.
2. The Design and configuration of diagonal on-street parking must be found to be consistent with conceptual Figure 3-2 (as amended) and all applicable provisions of Municipal Code Chapter 12-32 (Parking Standards). (Ordinance 2008-8)

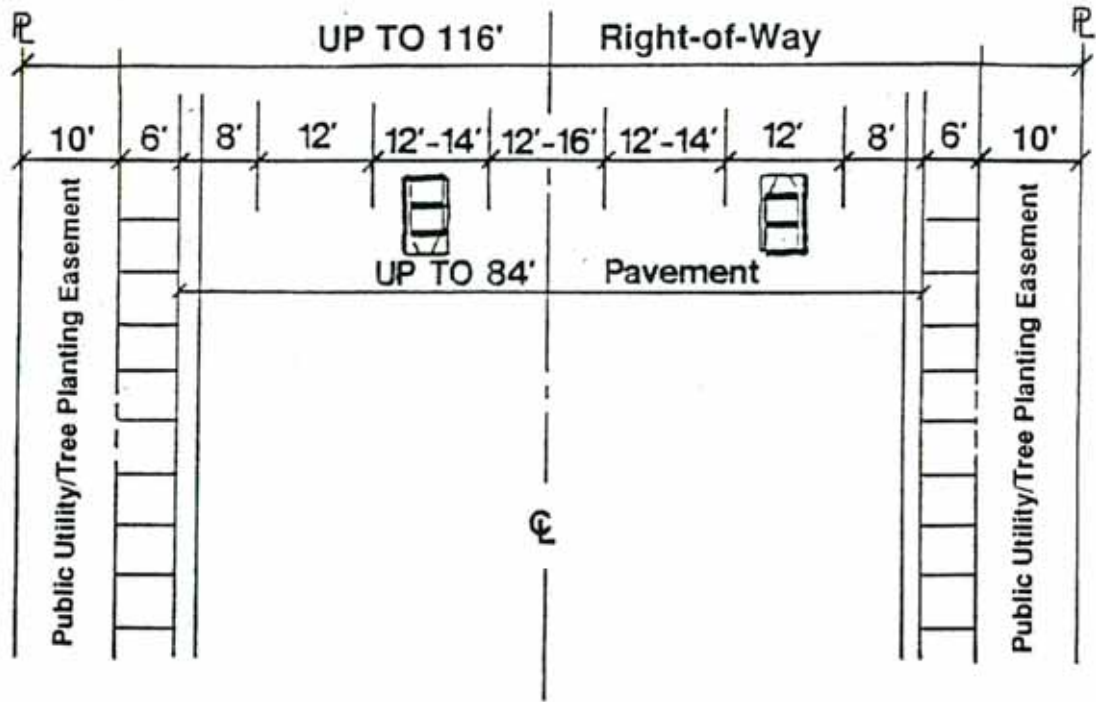


SECTION

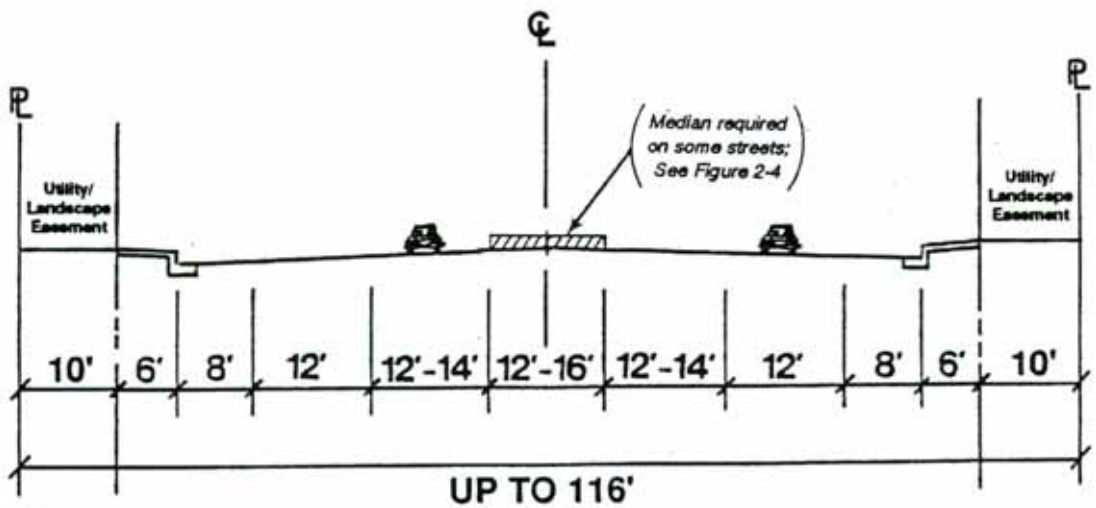


PLAN

PRIMARY ARTERIAL



PLAN

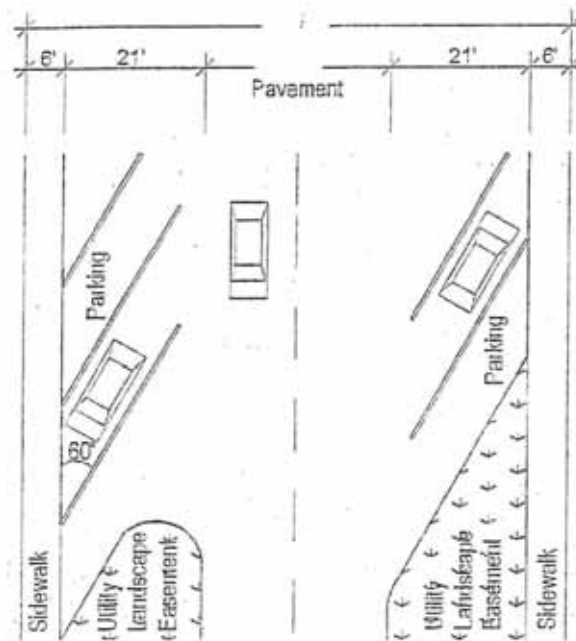


SECTION

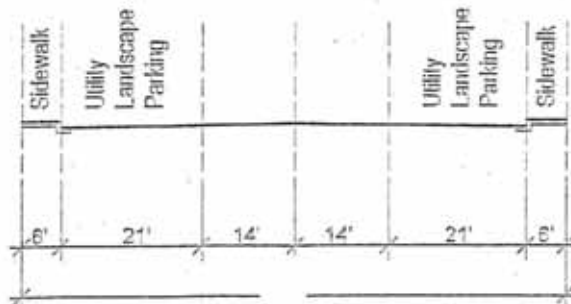
SECONDARY ARTERIAL



Figure 3.6 alternative 1, Commercial/Industrial Collector Road (conceptual only)



Plan

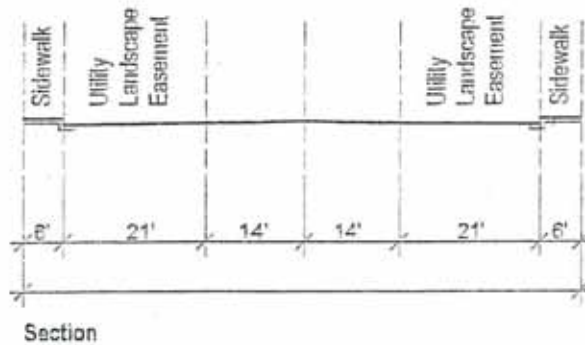
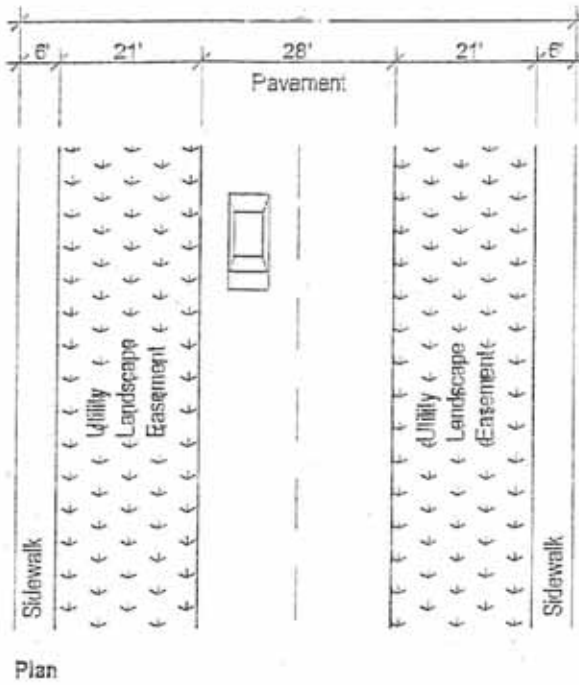


Section

CYPRESS ROAD  
OPTION 1: DIAGONAL PARKING

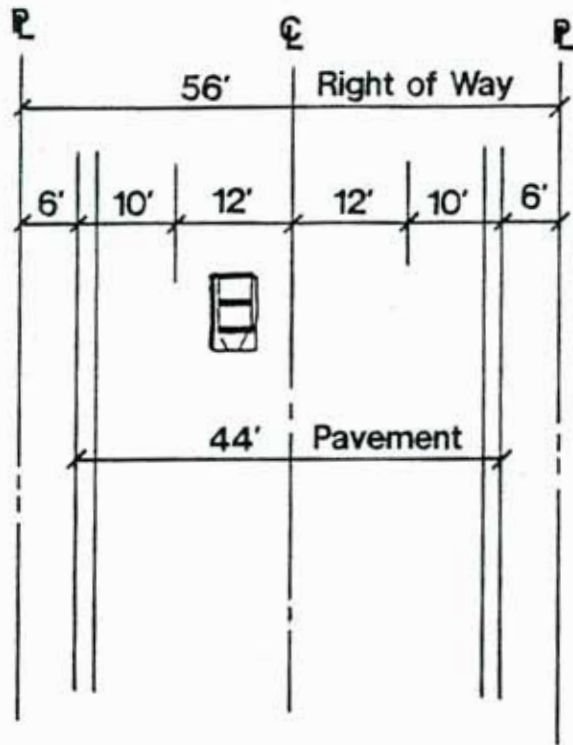
**Figure 3-6.A1**  
(Ordinance 2008-8)

Figure 3-6 alternative, 2 Commercial/Industrial Collector Road (conceptual only)

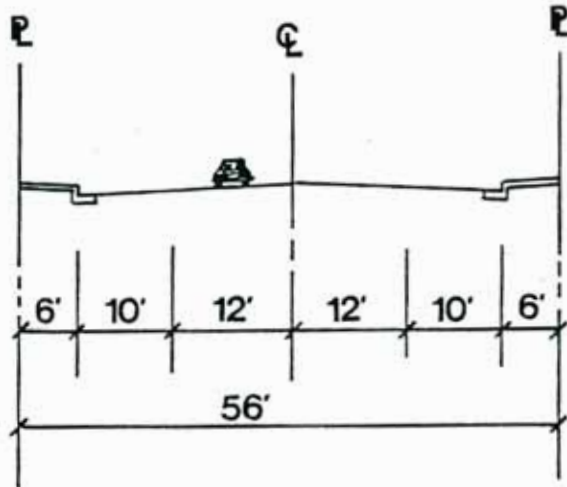


CYPRESS ROAD  
OPTION 2: LANDSCAPE

Figure 3-6.A2  
 (Ordinance 2008-8)



PLAN



SECTION

COMMERCIAL/INDUSTRIAL  
LOCAL STREET PLAN  
AND SECTION



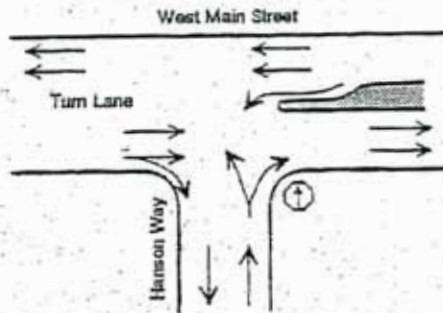
ASSOCIATED TRANSPORTATION ENGINEERS  
100 N. Hope Avenue, Suite 4, Santa Barbara, CA 93110 • (805) 687-4418

Figure 3-7

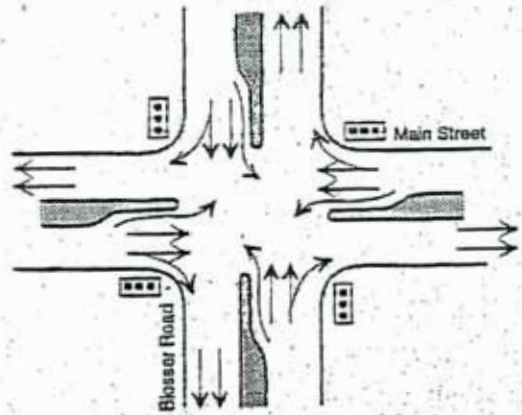


# Figure 3 – 8 Intersection Configurations

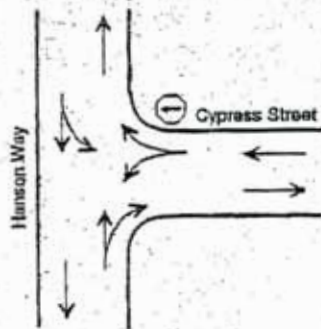
Main Street and Hanson Way



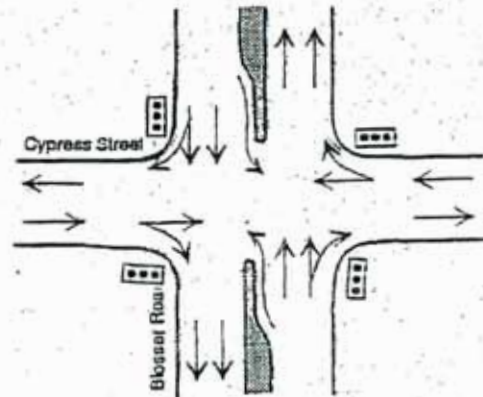
Main Street and Blosser Road



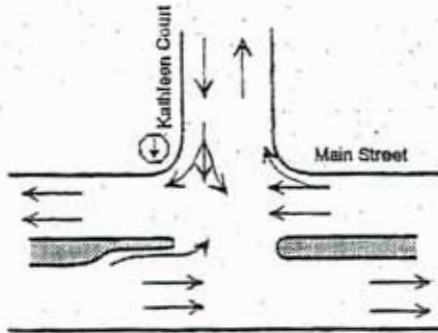
Hanson Way and Cypress Street



Blosser Road and Cypress Street



West Main Street and Kathleen Court



**REVISED**

LEGEND

- ⊕ Stop Sign
- Ⓜ Traffic Signal

**Figure 3-8**  
(Ordinance 2008-8)

### **3.3 COMMUNITY DESIGN GUIDELINES**

This component of the Land Development Regulations establishes design guidelines which govern public and private and private improvements within the West Main planning area. These guidelines conform to the standards contained in the Entrada Specific Plan; indeed, for issues on which this section is silent, the guidelines of the Entrada Specific Plan are assumed to apply.

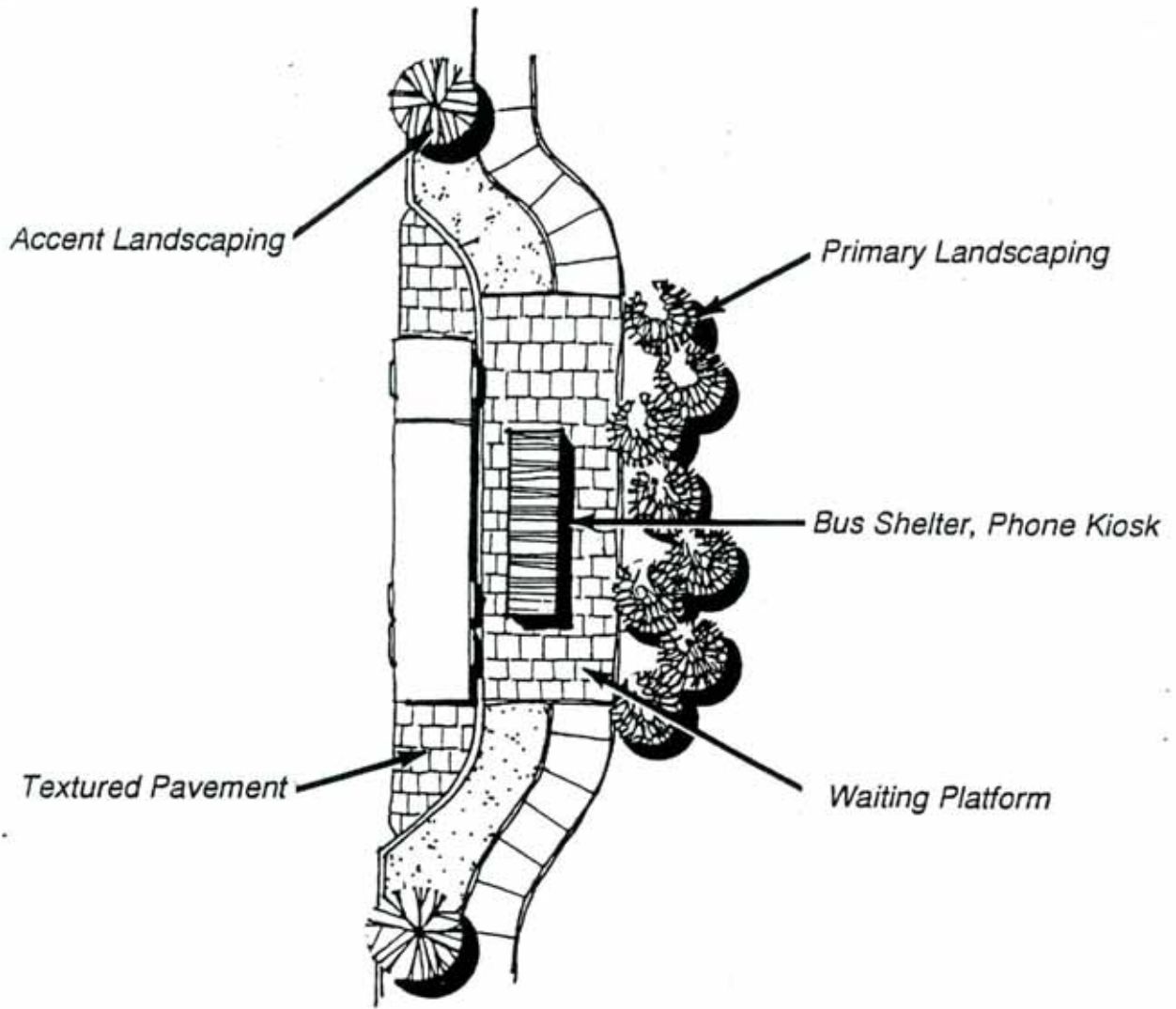
#### **3.3.1 Public Improvements**

##### **a. *Streets and Sidewalks***

- (1) Integrate surface materials into the overall design concept for residential portions of the West Main area. Coordinate their selection with the choice of lighting, street furniture, signs and the buildings.
- (2) Clearly identify points of conflict between vehicles and people, such as crosswalks and alleys with striping in accordance with the City's "Standard Plans and Specifications".
- (3) A safe, even, slip-resistant surface shall be used for all materials used for sidewalks and other pedestrian areas per standards set forth in the City's "Standard Plans and Specifications."
- (4) Sidewalks at all intersections shall have flared curb ramps with safe width and slope, per standards set forth in the City's "Standard Plans and Specifications."
- (5) Ramps shall have textured non-slip surfaces.
- (6) Bus turnouts shall incorporate design elements as shown in Figure 3-9.

##### **b. *Street Lighting***

- (1) Include lighting elements for street vehicular travel and pedestrians along street frontages and pedestrian walkways.
- (2) Accommodate lighting mounting poles in accordance with City standards.
- (3) Space lighting fixtures, per City standards based on road classification.
- (4) Establish lighting illumination levels in accordance with City standards as they pertain to each road designation.
- (5) Utilize light sources which are compatible with the pedestrian environment for the planning area, while selecting light source types which are economical and energy efficient.



West Main Specific Plan

Santa Maria  
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Study



**fugro**

**CONCEPTUAL TREATMENT  
FOR BUS PULLOUT**

Not to Scale

Figure 3-9

**c. Landscaping**

- (1) Require street trees on public right-of-ways, as per City Standards.
- (2) Landscape all setback and non-work areas, except as otherwise permitted.
- (3) Landscape public right-of-ways with drought-tolerant trees, shrubs, and ground cover. See Appendix B for a list of drought tolerant plants. Medians shall be landscaped per City standards.
- (4) Install permanent automatic irrigation for all landscaped areas in accordance with Chapter 44 of the zoning ordinance, Uniform Landscape Guidelines. Use drip irrigation systems in shrub areas where feasible.
- (5) Replace turf areas with drought tolerant ground cover where feasible.
- (6) Install buffer edges wherever two or more land uses conflict. For example, buffer edges shall be installed between residential and agricultural, commercial, or industrial uses.
- (7) Use a combination of berming, landscaping and masonry walls for land use buffer edges not more than 8 feet in height. Masonry walls shall be of ornamental design when visible from a public street or adjacent to properties.
- (8) Require that all detailed landscaping plans for the planning area and roadways be prepared by qualified persons and reviewed by the City of Santa Maria Community Development Department, and/or other appropriate decision-making agencies.
- (9) Require that conceptual landscaping plans be submitted to the City Community Development and Parks and Recreation Department prior to the approval of any development permits.

**3.3.2 Private Improvements**

**a. Exterior Design Requirements.** The exterior design requirements as set forth below are intended to create a unified effect and take advantage of the agricultural context to establish the planning area as an entrance to the City of Santa Maria. The design requirements are not intended to impose any specific architectural style, but rather are intended to foster functional and aesthetically pleasing urban design. (Ordinance 2008-8)

- (1) Limit exterior surface materials of those building elevations facing a street to stucco, slump stone, split face block or wood except for industrial development, where metal buildings will be allowed. This does not exclude the use of veneer materials over metal, or the use of ornamental metal work such as sculptured, or accent features that compliment the building design. However, projects located in the C-2 (General Commercial) or CM (Commercial Manufacturing) zoning districts which abut industrial development or agricultural lands may use metal cladding as a surface material, in historical reference to the surrounding agricultural buildings and agricultural context.
- (2) Limit exposed roof materials to tile or simulated tile, except for industrial development and C-2 or CM projects abutting industrial development or agricultural lands where metal roof materials will be permitted. Roof tiles may be constructed of clay, masonry or metal, and may simulate wood materials in design. The intent of this provision is to ensure quality materials which provide the widest and safest range of roofing materials and comply with all provisions of the Uniform Building Code and Fire Code for the area encompassed by this Plan. "Environmentally sustainable practices including the incorporation of a "Green Roof" in which plant material can thrive on the roof itself is encouraged to reduce storm water runoff, provide habitat, and reduce the heat island effect. The design for all green roof facilities must be provided by a qualified architect or civil engineer and reviewed on a case by case basis to be certified by the Department of Public Works, Engineering Division, and the Community Development Department, Building Division.
- (3) Limit exterior color scheme to earth colors and/or the natural color of the material(s) used. Earth colors are those colors that range from yellow through muted shades of buff, brown and green to red. The intent of this provision is to provide a diverse range of colors compatible with the natural and agricultural setting of the community. (Ordinance 2008-8)
- (4) Paint gutters, vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling service doors and similar appurtenances consistent with the color scheme of the building.
- (5) Screen all roof mounted mechanical equipment or duct work which projects vertically more than one and one-half feet above the roof or roof parapet by an enclosure which is detailed consistently with the building design.
- (6) Screen all mechanical equipment mounted on the wall surface of a building.

**b. Landscape Design**

- (1) Maintain an average front yard setback of fifteen (15) feet on each building site for front yards along Main Street. (Note that this provision supersedes whatever setback is required by zoning as allowed in Section 3.1 of this document.) The entire front yard shall be landscaped with trees, shrubs, and ground cover.

Exceptions to front yard setback and landscaping requirements are:

- Walkways, patios, driveways, parking, when landscaped per Section 3.3.2.c, sign structures, eave projections, balconies, arcades, and other projecting architectural features.
  - Setback requirements for lots of less than fifty (50) feet in width shall maintain a setback equal to the average setback of the structures on both sides of said lots. If a structure is built to the front property line only on one side, then only an average front yard setback of seven (7) feet shall be required.
  - In event of disaster from fire, flood, earthquake, or other natural disasters, existing commercial structures built to front property line shall not be required to provide an average fifteen (15) feet of front yard setback when adjacent structures are built to the front property line.
  - Permeable paving is encouraged in pedestrian areas to improve on-site storm water retention and to enhance, but not replace required landscaping. (Ordinance 2008-8)
- (2) Screen areas utilized for parking, storage, or loading when located in the front yard from view of access streets, freeways, or adjacent properties. This may be accomplished by employing one or all of the following techniques as shown in Figure 3-10:
    - Lineal masses of shrubs - This method requires use of shrubs that will achieve a height of 4 to 6 feet within three years. Minimum size of fifteen (15) gallons required.
    - Lineal or group masses of major scale trees - This method requires use of trees that will ultimately provide foliage that is visible above the roof line from within the total site.
    - Lineal or group masses of smaller scale trees - This method requires uses of trees that will ultimately provide foliage or shade patterns on either horizontal or vertical planes.
    - Earth mounding and landscaping with ground cover and lineal masses of shrubs.

(3) Landscape side and rear yards to complement building and site design while providing relief and buffering of noise, heat and glare. Landscaping in these areas shall consist of the following:

- All unpaved areas shall be landscaped with trees, shrubs, or ground cover.
- For each side and rear exterior elevation where trees can be provided, the quantity shall be equal to one (1) tree for each thirty (30) feet of exterior wall length. Minimum size of plant material shall be fifteen (15) gallon.

**c. *Parking Lot Design***

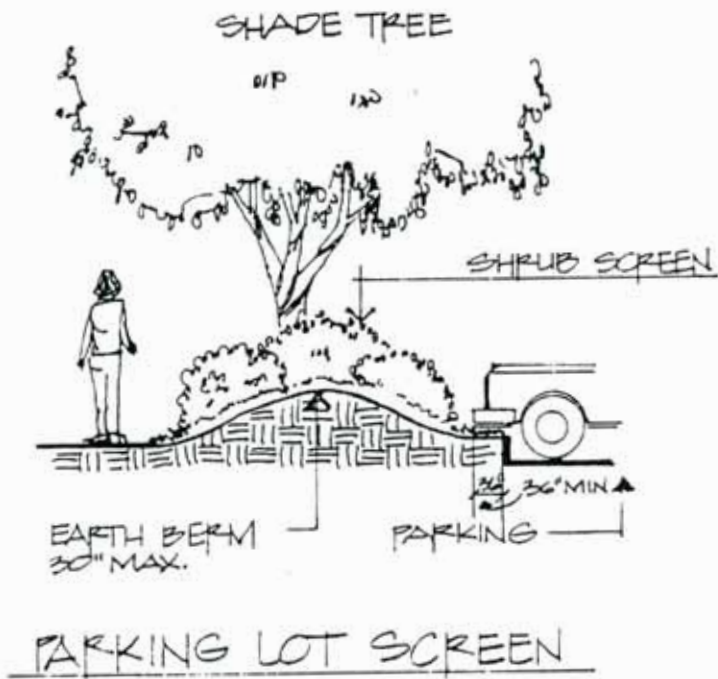
- (1) Landscape all areas not specifically used for vehicle parking or access with trees, shrubs and ground cover. Trees, at least equal in number to one per six parking stalls or fraction thereof, shall be provided in all parking areas. Minimum container size shall be fifteen gallon. Figure 3-11 show typical landscaping in a parking lot.
- (2) Use a combination of berming and shrub groups to help screen parking areas from adjacent streets as shown in Figure 3-10.
- (3) Provide all landscaped areas with permanent automatic sprinkler systems and hose bibs. Use of drip irrigation in shrub areas is encouraged.
- (4) Provide parking at the side or rear of the proposed structures when practicable.
- (5) Require parking configuration per City standards contained in Chapter 32 of the Zoning Ordinance.

**d. *Lighting***

- (1) Show parking lot lighting fixtures on the site plan. Their design shall be compatible with architecture to be used in the proposed development.
- (2) Construct walkway light fixtures in scale with the overall design concept of the project.

**e. *Signs***

- (1) Construct signs in accordance with Chapter 34 of the City's Zoning Ordinance.



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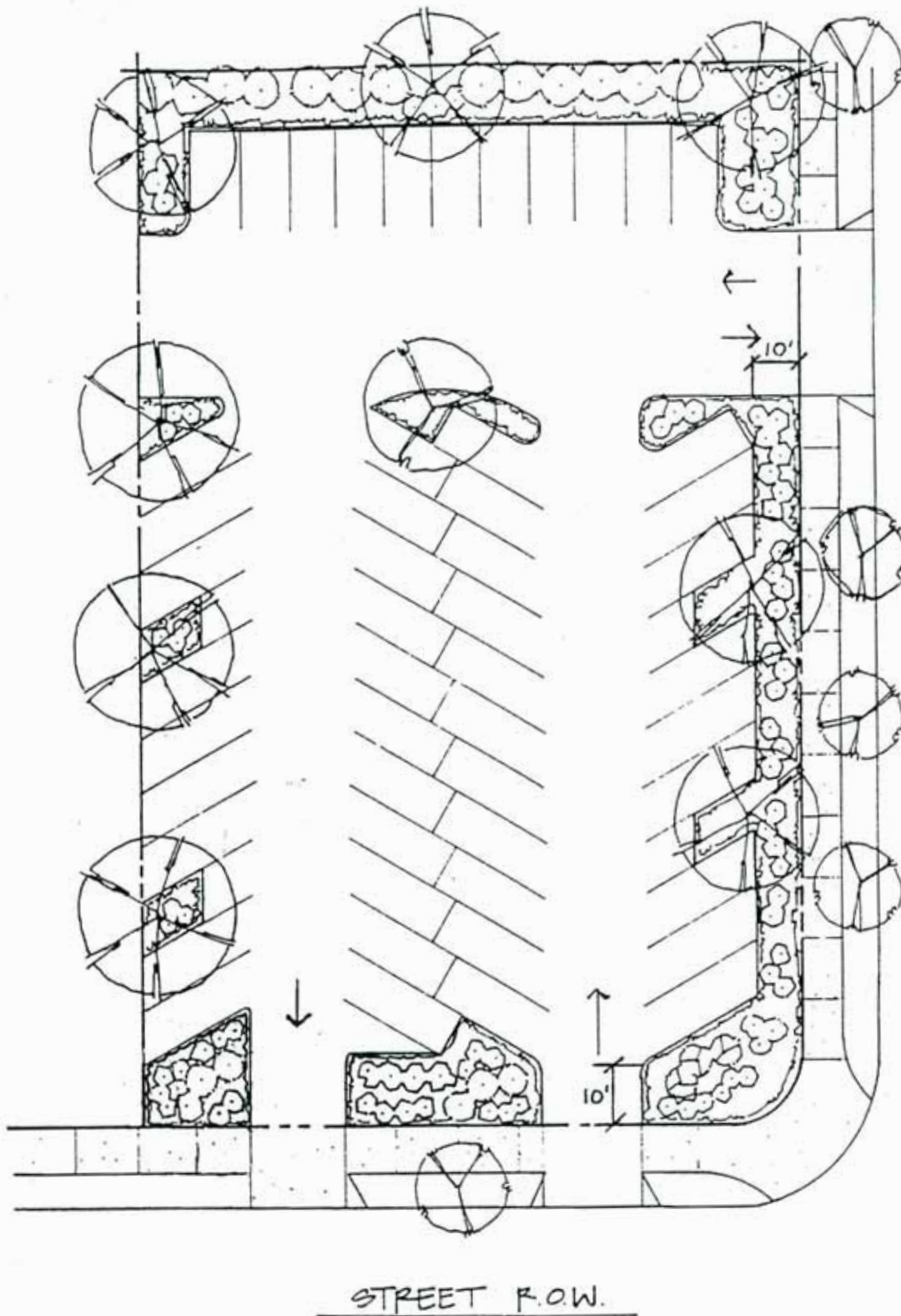
**FUGRO**

**TYPICAL PARKING  
LOT SCREEN**

Not to Scale

Figure 3-10





West Main Specific Plan



**fugro**

**TYPICAL PARKING  
LOT LANDSCAPING**

Not to Scale

***f. Loading and Refuse Collection Areas***

- (1) Design loading areas when required by Chapter 33 of the Zoning Ordinance or proposed by a developer so as not to be visible from adjacent streets.
- (2) Screen all outdoor refuse collection areas from access streets and adjacent properties by a complete opaque screen as per adopted standards of the Public Works Department.
- (3) Prohibit refuse collection areas within the front yard setback area or front building setback area.
- (4) Require adequate onsite turnaround for refuse trucks to avoid truck backing, subject to the approval of the Public Works Department.

**3.4 INFRASTRUCTURE STANDARDS**

**a. Grading.** All grading activities shall be in conformance with the following provisions:

- (1) Prior to any development within any area governed by the Specific Plan, an overall Preliminary Grading Plan or the portion in process shall be submitted for Community Development Department approval. The Preliminary Grading Plan for each area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that area and shall include: techniques employed to prevent erosion and sedimentation during and after the grading process; approximate time frames for grading; identification of areas which may be graded during higher probability rain months (December through March), and preliminary pad and roadway elevations.
- (2) Detailed grading plans shall be prepared prior to any on-site grading for each project or group of projects.
- (3) Potential ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with natural erosion control materials or concrete.
- (4) Grading work shall be balanced onsite wherever possible.
- (5) All cut and fill slopes shall be constructed at inclinations of no steeper than two horizontal feet to one vertical foot, unless walled or retained.
- (6) Grading shall not be permitted prior to approval of grading permits for the development area in question.
- (7) Grading and erosion control design shall be in accordance with City of Santa Maria Code on Regulations, Title 11, Chapter 10, Section 11-10.03.

- (8) Final grading, erosion control and drainage plans shall be reviewed and approved by the Building Department and the Public Works Department prior to final approval.
- (9) The final grading plan shall note that all graded slopes shall be extensively planted upon completion of grading and prior to the rainy season to stabilize slopes and minimize erosion.
- (10) Site preparation shall include the recompaction of any loose soils.
- (11) Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
- (12) Runoff from roof drains and gutter downspouts shall be collected and conveyed to the street or catch basins or approved on site retention systems. (Ordinance 2008-8)
- (13) Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill.
- (14) All drainage shall be directed away from cut/fill slopes.
- (15) Brow ditches and/or berm shall be constructed and maintained above all cut and fill slopes, respectively.
- (16) The applicant shall post a bond with the City to ensure that dust and erosion is controlled.
- (17) Temporary berm and coordinated sediment trapping basins shall be constructed to avoid erosion where possible. This shall be done on a site specific basis as individual projects are proposed.
- (18) Drainage which cannot be directed to roadways shall be collected in drainage swales and then conveyed toward off-site drainage systems or approved on-site retention systems. (Ordinance 2008-8)

These mitigations are intended as a checklist only and specific requirements shall be determined by the soils engineer at the time of development and on a project specific basis by the City with the review process.

**b. Drainage.** Construct drainage facilities in accordance with the engineering design standards of both the City of Santa Maria and the Santa Barbara County Flood Control and Water Conservation District. This includes:

- (1) Water courses must be placed in closed conduits where the flow requires a reinforced concrete pipe 48 inches in diameter or less.
- (2) Artificial water courses which provide for runoff generated within a tract in closed conduits regardless of size.

- (3) Storm drains and drainage inlets must be sized to accommodate a 25-year storm runoff event with an overland escape designed for a 100-year storm.
- (4) Minimum size storm drain is 18 inches in diameter.
- (5) The closest finish floor elevation must be at least two feet above the 100-year storm level.
- (6) The lot pad must be at least 1-1/2 feet above the 100-year storm level.
- (7) Setbacks from floodway channels must be maintained. These are dependent on ground topography, channel lining type and other factors.
- (8) Prior to any grading or construction in a regulatory floodway, a flood study must be submitted and approved by the Flood Control District.
- (9) Proposed projects shall provide sufficient site and public drainage improvements to maintain one open lane of traffic on roads in each direction during a 100-year storm event.
- (10) Proposed projects shall provide protection to residences and habitable structures from a 100-year runoff event in accordance with the latest local flood control ordinances. This normally is done by maintaining the finish floor elevations of proposed habitable structures above the base flood elevation as published by Federal Emergency Management Agency.
- (11) No properties within the planning area shall be allowed to drain into the existing box culvert on West Main Street. Sufficient storm water retardation shall be provided to eliminate the need for drainage to this culvert. The Public Works Department may accept alternative solutions to meet this standard.
- (12) Development within Area 3 shall not be allowed to drain into the existing box culvert in Main Street. Development shall 1) provide sufficient storm water retardation to eliminate the need for drainage to the existing box culvert, or 2) contribute a fair share cost for the upgrade of the existing box culvert, or 3) construct an additional or parallel drainage facility in Main Street. (Resolution 2008-53/Exhibit B – Environmental Mitigation Monitoring Program, Section A-1).

**c. *Water Regulations.***

- (1) All plumbing fixtures shall be of a low flow nature, including using 1.6-gallon per flush toilets.
- (2) The landscaping shall be consistent with the "Uniform Landscape Guidelines" contained in Chapter 44 of the Municipal Code. Low water demand drought resistant landscaping shall be encouraged.

- (3) An automatic landscape irrigation system incorporation time clocks and/or moisture sensors shall be installed.
- (4) Any changes in landscape material such as the installation of additional turf area shall be reviewed and approved by the Community Development Department prior to the implementation of such charges.
- (5) Storm water detention basins shall be constructed as part of this project unless the project is provided with approved compensatory onsite retention systems. The basins will help recharge the groundwater basin and lessen the negative impact to groundwater resources. Any alternative, compensatory or supplemental retention facility must be approved by the Santa Barbara County Flood Control District and the City of Santa Maria Department of Public Works, Engineering Division. (Ordinance 2008-8)
- (6) Slopes shall be graded so that runoff of surface water is minimized or directed to on-site pervious areas for recharge onto the groundwater basin.