



ZONING STANDARDS MATRIX COMMERCIAL

(updated 12-15-2013)

The following are general building site, zoning and setback requirements for the individual zone districts. These requirements cover the most common situations, but special circumstances may exist and the Planning Division should be consulted. Any questions regarding these requirements should be reviewed with the Planning Division, which is located at the Community Development Department, 110 South Pine Street, Room 101 (first floor), on Heritage Walk, Santa Maria, CA 93458, Phone No. (805) 925-0951, extension 244.

STANDARDS	CPO ¹ Office - Comm/Prof	CC ¹ Convenience Center	C-1 ^{1,18} Central Business	C-2 ^{1,18} General Commercial	FS ¹ Freeway Service	HC ¹ Highway Commercial	PF ¹ Public Facilities
BUILDING SITE MINIMUM LOT: MINIMUM WIDTH:	5,000 sq.ft. 50 ft.	1 acre; 3 acre max na	7,000 sq.ft. 50 ft.	7,000 sq.ft. 50 ft.	20,000 sq.ft. ² na	na na	na na
FRONT YARD SETBACK ³	10 ft.; 20 ft. when front or side yard adjoins property w/in a residential district. ⁴	10 ft.	none unless the lot or parcel of land has a side property line adjoining property w/in a residential district, then the setback is 10 ft. ⁴	none unless the lot or parcel of land has a lot line adjoining property in a residential district, then the setback is 10 ft. to 40 ft. depending on building height. ^{4,9}	10 ft. ⁴	none ⁴ unless the lot or parcel of land has a lot line adjoining property in a residential district, then the setback is 10 ft.	15 ft.
SIDE YARD SETBACK ³	none unless side adjoins property w/in a residential zone or a street, then the side setback is 10 ft.	5 ft. ⁵	none unless the side property line adjoins property w/in a residential district, then the setback is 10 ft. on the side adjacent to the residential district.	none unless the lot or parcel of land has a lot line adjoining property in a residential district, then the setback is 10 ft. to 40 ft. depending on building height. ^{4,9}	10% of the average lot width or 10 ft. whichever is greater. Corner lots require a minimum of 10 ft. from the side property line adjoining the street.	as established in the PD permit	10 ft.
REAR YARD SETBACK ³	none unless the rear lot line adjoins property w/in a residential zone then the setback is 10 ft.	15 ft.	none unless the rear property boundary adjoins property w/in a residential district then the setback is 10 ft.	none unless the lot or parcel of land has a lot line adjoining property in a residential district then the setback is 10 ft. to 40 ft. depending on building height. ^{4,9}	20 ft.	as established in the PD permit	10 ft.
LOT COVERAGE	na	na	na	na	30% maximum	na	50% maximum
HEIGHT ⁶	35 ft. ^{7,8}	30 ft. ⁸	3 stories not to exceed 40 ft. ⁸	70 ft. ^{9,10,11}	40 ft. ⁸	40 ft. ⁸	3 stories not to exceed 35 ft. ¹²
PARKING ^{13,15,16}	General office is 1 space for each 260 sf of gross floor area; medical office is 1 space for each 185 sf of gross floor area. ¹⁴	General office and retail use is 1 space for each 260 sf of gross floor area. ¹⁴ For restaurant parking see note 15.	General office and retail use is 1 space for each 260 sf of gross floor area. ¹⁴ For restaurant parking see note 15; for efficiency unit project, see note 16.	General office and retail use is 1 space for each 260 sf of gross floor area. ¹⁴ For restaurant parking see note 15; for efficiency unit project, see note 16.	For hotels & motels, 1 space is required for each guestroom, plus 1 additional space for each 10 rooms, plus 2 spaces for the manager's unit.	Retail use is 1 space for each 260 sf of gross floor area. ¹⁴ For restaurant parking see note 15.	Refer to parking standards in the Santa Maria Municipal Code.
LANDSCAPING AND OPEN SPACE	15% of site area	15% of site area	15% of site area For an efficiency unit project, common & open space standards apply ¹⁷	15% of site area For an efficiency unit project, common & open space standards apply ¹⁷	15% of site area	15% of site area; minimum twenty (20) foot wide landscape strip along Highway 101	15% of site area

NOTES:

1. A Planned Development (PD) designation combined with the zone district designation is intended to permit a flexible design approach to the development of a total community environment equal to or better than that resulting from traditional lot by lot development. Approval of the design of the project is subject to Planning Commission review.
2. Hotels, motels, and restaurants require 20,000 square feet of land per complex.
3. Special setbacks, walls, and landscaping may be required to comply with the City's noise ordinance.
4. Projects located within the Entrada Plan area require an average front yard setback of 15 feet. The Entrada Plan area encompasses those properties generally fronting Main Street and Broadway. A map of the Entrada Plan area is available in the Community Development Department office.
5. A 10 foot setback is required from the side property line adjoining the street on a corner lot, or when a lot abuts a residential lot or parcel of land.
6. Mechanical equipment on the roof shall be screened from public view with the roof parapet or approved screening devices.
7. Maximum height as specified unless a greater height not to exceed 50 feet is approved by the Planning Commission through a conditional use permit or a planned development permit.
8. When a building exceeds 1 story or 18 feet in height and is within 100 feet of a residential zoning district, a conditional use permit is required.
9. When a building is at or under 40 feet in height, the front, side and rear setback is a minimum of 10 feet. To determine setback, use a minimum ratio wherein for each ten (10) feet (or fraction thereof) of building height, there shall be a minimum of ten (10) feet of additional setback (above the base forty [40] feet height and ten [10] feet of setback) for the front, side or rear of any yard when adjacent to a residential district. For instance, a building forty (40) feet in height shall have a minimum ten (10) foot setback, a building fifty (50) feet in height shall have a minimum twenty (20) foot setback, a building sixty (60) feet in height shall have a minimum thirty (30) foot setback, and so forth.
10. The maximum height is 70 feet unless the applicant first obtains written authorization from the City of Santa Maria Fire Department demonstrating the City's capability to respond to a fire in that building or structure.
11. A conditional use permit or a planned development permit shall be required for any building or structure in excess of forty (40) feet when adjacent to a residential zoning district. Properties separated by streets or alleys are considered to be adjacent.
12. Maximum height as specified unless a greater height is authorized by the zoning administrator upon findings of unique circumstances.
13.
 - a. For uses not listed check parking standards per the Santa Maria Municipal Code.
 - b. Where the angle of parking is 90°, standard size parking spaces shall be 9 feet wide by 19 feet deep. NOTE: Compact parking spaces are not permitted.
 - c. Where a landscape planter serves as vehicular "overhang" area, the depth of the paved space may be reduced 3 feet. (NOTE: A landscape planter serving a single row of parking shall be a minimum of 4 feet and a planter serving a double row of parking shall be a minimum of 7 feet.)
14. Gross floor area is the sum of the gross horizontal areas of the several floors of the building. Horizontal dimensions shall be measured from the exterior faces of the exterior walls of the building. Stairways and elevators are not figured into the building gross floor area when calculating parking requirements.
15.
 - a. Restaurants, cafes, nightclubs, bars and cocktail lounges with seats or tables, shall provide a minimum of 1 space for each 65 square feet of floor area used for public accommodation, plus 1 space for each 260 square feet of remaining gross floor area.
 - b. Food businesses with or without seats or tables and which provide a single accessory food item such as donuts, ice cream, or yogurt and do not provide a delivery service or a drive-thru window, shall provide a minimum of 1 space for each 260 square feet of gross floor area.
 - c. Restaurants or food businesses with drive-up (car hop service), drive-thru windows or delivery service shall provide a minimum of 10 spaces plus 1 space for every 105 square feet over 1,000 square feet of gross floor area. Restaurants with drive-up windows may be given parking credit at the rate of 1/2 space for every 24 linear feet of drive-up lane, not to exceed a credit of 3 spaces.
 - d. Convenience stores, which sell alcoholic beverages and prepared food, shall provide a minimum of 1 space for each 210 square feet of floor area.
16. Santa Maria Municipal Code Section 12-52.04 requires one (1) uncovered parking space for each efficiency unit; two (2) uncovered parking spaces for an onsite manager unit; and at least one (1) lockable bicycle parking space per efficiency unit.
17. Common exterior open space is to be provided at a minimum rate of 10 square feet per efficiency unit, with a minimum of 150 square feet of common exterior open space provided for each efficiency unit project. Each unit shall have at least sixty (60) cubic feet of enclosed, weatherproof, lockable storage space accessible to the unit resident. Common interior area(s) shall be provided at a minimum rate of 15 square feet per efficiency unit, with a minimum of 200 square feet of common interior area provided for each efficiency unit project.
18. Santa Maria Municipal Code Section 12-25.03(b)(5) PD/C-1 and PD/C-2 may permit efficiency unit projects, subject to the regulations of Chapter 12-52 and the planned development permit issued by the Planning Commission.