

ARTICLE 6: LOT AREA AND COVERAGE, SETBACKS, HEIGHT AND RELATED PROVISIONS

Sec. 8106-0 - Purpose

The purpose of this Article is to set forth specific development standards which are applicable to the zones specified, and to delineate certain instances where exceptions to the requirements are allowed. Sec. 8106-1 lists in matrix form specific development standards applicable to specific zones.

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

The following tables indicate the lot area, setback, height and building coverage standards which apply to individual lots in the zones specified. (AM. ORD. 3730 - 5/7/85; AM. ORD. 3759 - 1/14/86; AM. ORD. 3995 - 3/24/92; AM. ORD. 4054 - 2/1/94; AM. ORD. 4377 - 1/29/08; AM. ORD. 4455 - 10/22/13)

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

(ADD. ORD. 3730 - 5/7/85; AM. ORD. 4054 - 2/1/94; AM. ORD. 4092 - 6/27/95; AM. ORD. 4216 - 10/24/00; AM. ORD. 4291 - 7/29/03; AM. ORD. 4377 - 1/29/08; ADD. ORD. 4436 - 6/28/11; ADD. ORD. 4479 - 9/22/15)

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

REGULATORY NOTES:

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

EDITORIAL NOTES:

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

Sec. 8106-1.2 - Development Standards for Uses and Structures in Commercial, Industrial and Special Purpose Zones

(ADD. ORD. 3730 - 5/7/85; AM. ORD. 4018 - 12/15/92; AM. ORD. 4377 - 1/29/08; ADD. ORD. 4479 - 9/22/15)

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

- (a) See Sec. 8106-5 for exceptions. See Sec. 8106-4.3 for flag lot setbacks.
- (b) See Sec. 8109-4.3.6.
- (c) A 30-foot setback, in conjunction with appropriate opaque screening, may be required (1) when the industrial site is adjacent to or across the street from an R-zone; (2) to maintain uniformity with existing adjacent development; or (3) on the basis of the configuration of the industrial site.
- (d) AM. ORD. 3810-5/5/87

Sec. 8106-1.3 - Measurement of Building Heights

The heights of buildings and structures shall be measured in accordance with the following subsections and as illustrated in Figure 1 that follows.

Sec. 8106-1.3.1 - Building Heights on Flat Grades

The height of any building located on a flat grade is the vertical distance from the grade to the highest point of the roof; this includes A-frame buildings, Quonset huts, geodesic domes and other such buildings that have the roof and walls forming a continuous architectural unit. In the case of a pitched roof, height is measured to the "averaged midpoint" of the roof. This "averaged midpoint" is arrived at by identifying two points ("midpoints") along the finished roof which are

midway between the peak of the highest finished ridge line(s) and the intersection of the outermost portion of the finished roof with the upward extensions of the two exterior finished walls running parallel to the same ridge line(s), measuring the distance from these two points to the grade, adding together the two vertical heights from grade to the midpoints, and dividing the result by two. For purposes of determining the "finished roof", "finished roof" shall mean the roof with the roof sheeting in place, but not the other roofing materials.

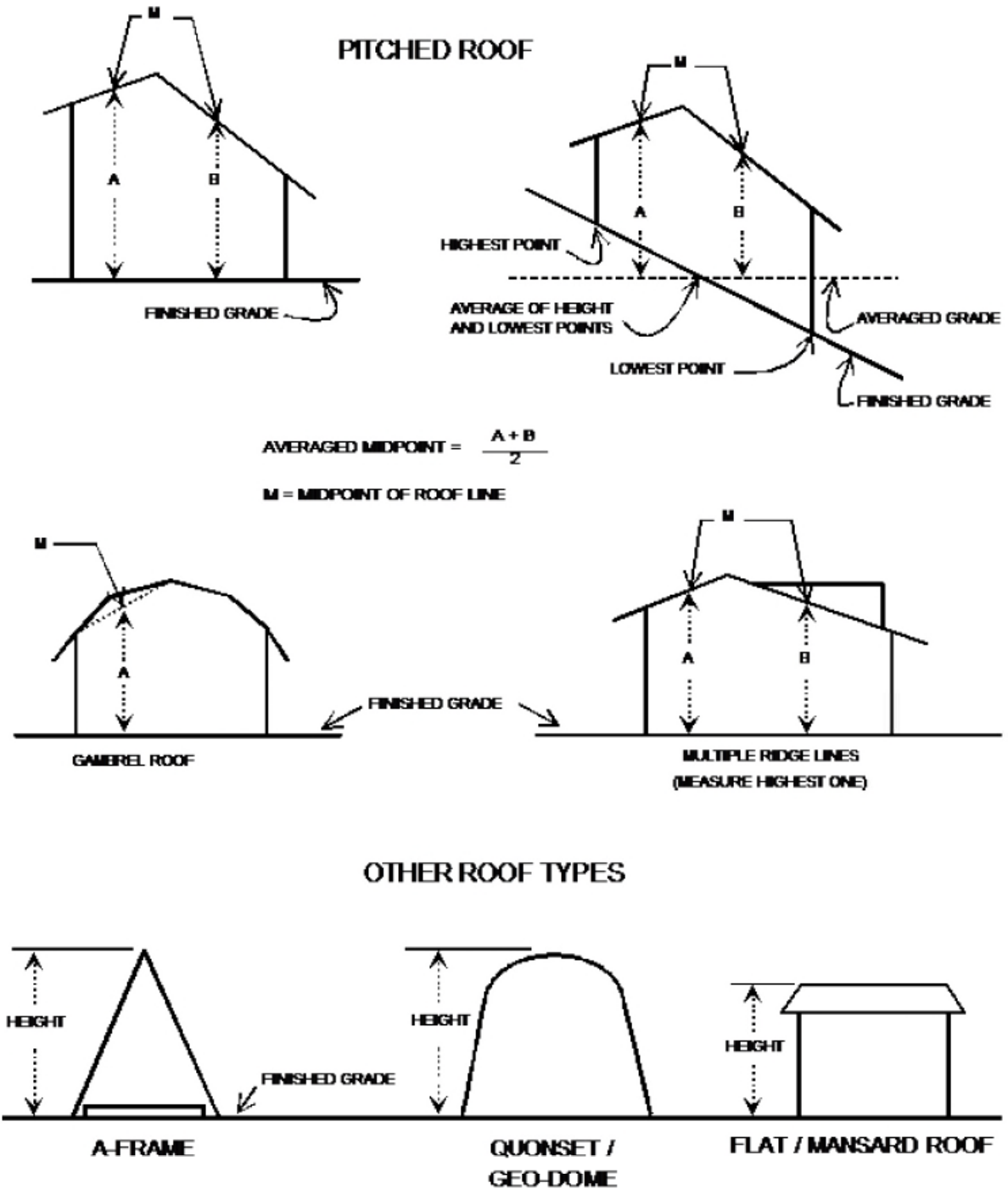
(ADD. ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96; AM. ORD. 4291 - 7/29/03)

Sec. 8106-1.3.2 - Building Heights on Sloping Grades

The height of any building located on a sloping grade is the vertical distance from the "averaged grade," which is arrived at by finding the midpoint of the lowest and highest grade at each building elevation (meaning side view or face of the structure), to the highest point of the roof or (in the case of a pitched roof) to the "averaged midpoint," as described in Sec. 8106-1.3.1 and illustrated in Figure 1 (Sec 8106-1.3). These sums are then divided by the number of elevations. If the site has compound grades, height should be measured at each building face. (ADD. ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96)

FIGURE 1
(Sec. 8106-1.3)

(ADD ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96)



Sec. 8106-2 - (Reserved for Future Use)(See Sec. 8103-2) (Del. ORD 4333 - 12/06/05)

Sec. 8106-2 – (Reserved for Future Use)

Sec. 8106-3 - Purpose and Use of Setbacks

The setback regulations are intended to prevent the overcrowding of land, provide privacy, preclude narrow, unusable spaces between buildings and provide clear areas for fire safety purposes, both to retard the spread of fire and to enable emergency personnel to reach side and rear areas of buildings. The setback regulations are intended to apply to buildings with foundations, and other structures such as those for parking and storage, whether or not they have foundations, and to open storage. No required setback shall be used for parking or storage of any vehicles, nor for open storage or garages or any other structures except as allowed by Section 8106-8.6 and Section 8106-5.3, or specifically provided for in this Chapter. (AM. ORD. 3730 - 5/7/85; AM. ORD. 3810 - 5/5/87; AM. ORD. 4092 - 6/27/95; AM. ORD. 4282 - 5/20/03)

Sec. 8106-4 - Measurement of Setbacks

Sec. 8106-4.1 - Measurement of Rear Setback from an Alley

In computing the depth of a rear setback for any lot abutting an alley, the setback may be measured from the midpoint of the rear alley.

Sec. 8106-4.2 - Setbacks from Easements

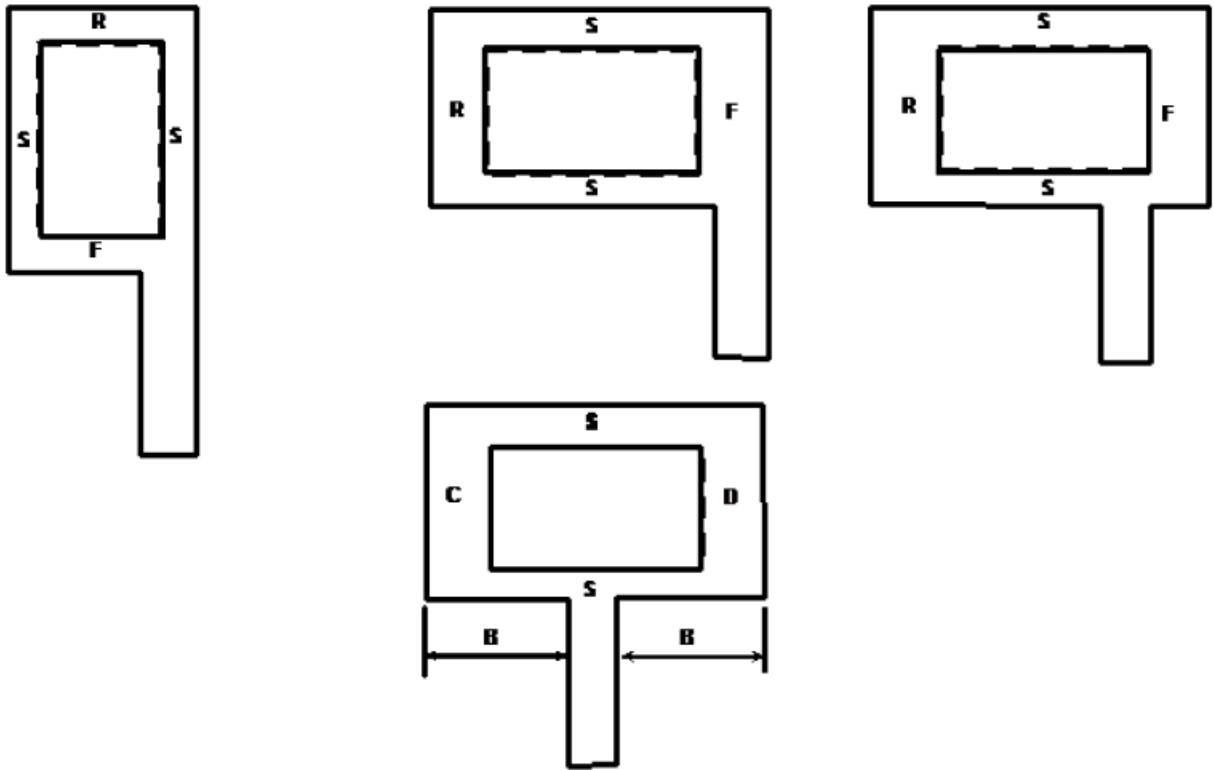
If the only means of access to one or more lots is by way of an easement, the easement shall be considered as a street for purposes of determining setbacks on lots over which the easement passes. (AM. ORD. 3730 - 5/7/85)

Sec. 8106-4.3 - Determination of Setbacks for Flag Lots and Irregularly Shaped Lots

In the case of “flag lots” and “irregularly shaped lots”, the setbacks shall be measured from the applicable front (F), rear (R) and side (S) of the lot as designated in the following diagrams.

- a. In cases involving flag lots or irregularly shaped lots of a type not represented in any of the following diagrams, the Planning Director shall determine the minimum setbacks utilizing good planning practices.
- b. Any portion of a flag lot or irregularly shaped lot that is adjacent to a street is a “required setback adjacent to a street” for purposes of fence regulations.
(AM. ORD. 3810 - 5/5/87; AM. ORD. 4216 - 10/24/00)

**Illustration of Setbacks for Flag Lots
(Section. 8106-4.3)**

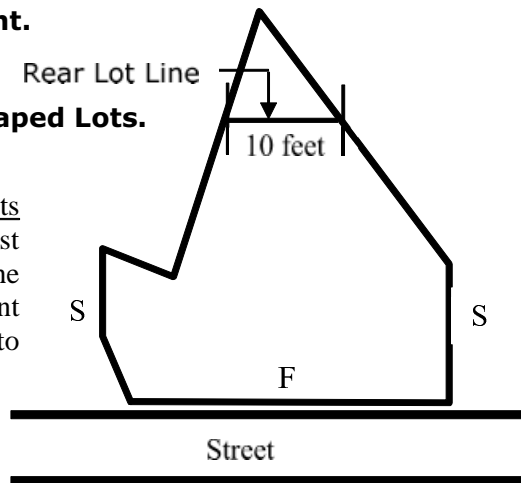


If a=b, applicant designates C or D as front.

Illustration of setbacks for Irregularly Shaped Lots.

Rear lot lines for triangular and irregularly shaped lots
 – A line ten feet long within the lot, opposite and most distant from the front lot line, which is parallel to the front lot line or parallel to the chord of a curved front lot line, where such chord is drawn perpendicular to the mean direction of lot depth.

(AM. ORD. 4216 - 10/24/00)



Sec. 8106-4.4 - Determination of Setbacks for Through Lots

- a. If the area of a through lot is less than twice the minimum lot area for the zone, one street frontage shall be designated as the front, and the other frontage shall be the rear.
- b. If the lot area is two or more times the minimum area for the zone, each street frontage shall be considered a front for purposes of determining setbacks.

(ADD. ORD. 3810 - 5/5/87)

Sec. 8106-5 - Exceptions to Required Setbacks and Height

The following are exceptions to the standards given in Sec. 8106-1:

Sec. 8106-5.1 - Accessory Structures in Certain Setback Areas

Detached accessory structures not used for human habitation may be constructed to within three feet of interior and rear lot lines, provided that:

- a. In no case shall any such accessory structure(s) occupy more than 40 percent of the rear setback area which is measured by multiplying the required minimum rear setback set forth in Section 8106-1 by the particular lot width; and
- b. Setbacks for the street side of the lot shall be maintained as set forth in Section 8106-1.

Sec. 8106-5.2 - Accessory Structures in Front Setbacks on Through Lots

An accessory structure not used for human habitation and not exceeding 15 feet in height may be located in one of the required front setbacks on a large through lot, as described in Sec. 8106-4.4b, provided that every portion of such accessory structure is at least ten feet from the nearest front line. (AM. ORD. 3810 - 5/5/87)

Sec. 8106-5.3 - Parking in Setbacks

- a. Vehicles shall not be parked within any front or street-side setback, except that fully operative, licensed and registered motorized vehicles may be parked in the driveway access to the required parking. Said vehicles and operative non-motorized vehicles may park on a paved area (no wider than 10 feet) adjacent to the driveway, as an accessory use to a dwelling, and except as provided elsewhere in this Chapter.
- b. No required setback may be used for the provision of required parking spaces, except as specifically provided in this Chapter.
- c. In the M1 and M2 zones, required setbacks from streets may be used for required off-street parking spaces, provided that such spaces are located behind required landscaping and screening and any other required amenities such as sidewalks. (AM. ORD. 4377 - 1/29/08; AM. ORD. 4407 - 10/20/09)
- d. On interior lots, a minimum three-foot-wide area adjacent to one side lot line must be kept free of operative vehicles and open storage. (See Sec. 8107-1.6) (AM. ORD. 3730 - 5/7/85; AM. ORD. 3749 - 10/29/85)

(AM. ORD. 3810 - 5/5/87)

Sec. 8106-5.4 - Architectural Features

Eaves, cornices, canopies, belt courses, sills, buttresses and other similar architectural features that do not create additional floor area or living space, may project a maximum of 2½ feet into required front setbacks, two feet into side setbacks and four feet into rear setbacks, and may not be closer than two feet from any side or rear

property line. Such features shall not be closer than two feet to a line midway between the exterior walls of buildings located on the same lot. (AM. ORD. 3810 - 5/5/87)

Sec. 8106-5.5 - Heating and Cooling Equipment and the Like

Accessory equipment such as heating, cooling, filtering and circulation pumps and other necessary appurtenances may be located to within three feet of any side or rear lot line. (AM. ORD. 4216 - 10/24/00)

Sec. 8106-5.6 - Balconies, Fire Escapes and Stairways

Open, unenclosed stairways or balconies not covered by roofs or canopies may extend into required rear setbacks not more than four feet, and into required front setbacks not more than two and one-half feet. (AM. ORD. 3810 - 5/5/87) (AM. ORD. 4092 - 6/27/95)

Sec. 8106-5.7 - Chimneys and Fireplaces

Masonry chimneys and fireplaces may project into required setbacks or required common open space not more than two feet provided that such chimneys or fireplaces shall not be closer than three feet to any side property line of the lot. Where more than one building is located on the same lot, such chimneys or fireplaces shall not be closer than three feet to a line midway between the main walls of such buildings.

Sec. 8106-5.8 - Depressed Ramps

Open-work fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps may be located in required setbacks or required common open space, provided that such devices are not more than three and one-half feet in height.

Sec. 8106-5.9 - Uncovered, Unenclosed Landings and Porches

Uncovered porches, platforms or landings which do not extend above the level of the first floor of the building may extend into required front setbacks not more than six feet, and into required side and rear setbacks no closer than three feet to the property line. An open-work railing not more than three feet high may be installed or constructed on such porch, platform or landing.

Sec. 8106-5.10 - Decks

When constructed at or below the level of the first floor of the building, a deck may extend into required side or rear setbacks, but may not occupy more than 40 percent of a required rear setback, nor be located closer than three feet to a side or rear property line. This does not apply to hardscape directly on grade and/or to decks on grade adjacent to swimming pools. (AM. ORD. 3730 - 5/7/85)

Sec. 8106-5.11 - Front Setback with "Swing" Driveways

In the R1 and R2 zones, dwellings constructed with carports or garages having a curved or "swing" driveway, with the entrances to the carports or garages facing the side property line, may have a minimum front setback of 15 feet. (ADD. ORD. 3730 - 5/7/85; AM. ORD. 4377 - 1/29/08)

Sec. 8106-5.12 - Temporary Dwellings During Construction

A temporary structure which is used as a temporary dwelling during construction shall be set back at least five feet from the property lines of the lot on which it is placed. (ADD. ORD. 3730 - 5/7/85)

Sec. 8106-5.13 - Swimming Pools and Spas

Swimming pools, spas, hot tubs and similar structures may be constructed to within three feet of rear and interior side lot lines, provided that they do not intrude into any front or street-side setback. Pools designed to hold less than 18 inches of water depth are exempt from setback requirements. (ADD. ORD. 3749 - 10/29/85; AM. ORD. 3810 - 5/5/87)

Sec. 8106-5.14 - Miscellaneous Exceptions

These regulations are not intended to apply to trees or other natural vegetation, nor to construction that does not extend above grade level, nor to such things as outdoor furniture or unenclosed play structures for children (except if designed for use by non-motorized wheeled conveyances of any kind), provided that such items are placed so as not to hinder setback objectives (as described in Article 6).

(AM. ORD. 4092 - 6/27/95)

Sec. 8106-5.15 - Building Additions

Horizontal or vertical additions to legally existing principal buildings that do not meet current side yard setback requirements may be constructed with the same side setbacks as the existing construction, provided that:

- a. The existing side yard setback is at least three feet on the side of the expansion; and
- b. The linear front-to-rear dimension of any such forward or rearward expansion, or combination thereof, does not exceed 75 percent of the existing linear front-to-rear dimension of the nonconformity; and
- c. New construction that is directly adjacent to existing conforming construction complies with current setback requirements; and

(ADD. ORD. 4123 - 9/17/96)

- d. No new setback nonconformity is created in a side yard that does not have an existing setback nonconformity; and
- e. Except for architectural features and similar setback intrusions that have no floor area and are allowed elsewhere in this Article, new construction over ten feet in height shall conform to current setback requirements.

(ADD. ORD. 4123 - 9/17/96)

Sec. 8106-5.16 - Mailboxes

Structures that support mailboxes in areas of the County with curbside mail delivery may be placed in the front setback, provided that they do not exceed a height of fifty (50) inches, and are not larger than 24 inches on each side. (ADD. ORD. 4123 - 9/17/96)

Sec. 8106-6 - Miscellaneous Setback Regulations

Sec. 8106-6.1 - Distance Between Structures on the Same Lot

The minimum distance between structures on the same lot shall be six feet, except that no detached dwelling shall be placed closer than ten feet to any other detached dwelling. These requirements refer to minimum distances between exterior walls or other supports. (AM. ORD. 3810 - 5/5/87)

Sec. 8106-6.2 - Garages and Carports

Except as otherwise provided in this Chapter, garages and carports shall be set back sufficiently from streets from which they take access to provide for 20 linear feet of driveway apron, as measured along the centerline of the driveway from the property line to the garage or carport. (ADD. ORD. 3730 - 5/7/85)

Sec. 8106-6.3 - Setbacks from Existing Oil/Gas Well Sites

No dwelling should be constructed within 800 feet of an existing oil/gas well site unless it is unavoidable. No dwelling shall be built within 500 feet of an existing well site unless the owner records with the title to the property a statement, acceptable to the County Counsel, acknowledging the presence of the well site and the fact that operations associated therewith, including well drilling and redrilling, may disturb the occupants, even though said operations are being conducted in accordance with specific permit conditions, the best accepted practices incident to the exploration of oil and gas, and the provisions of this Chapter. If such an acknowledgement is recorded, the dwelling may be located less than 500 feet from an existing oil well site, but in no case less than 100 feet from said well site. For purposes of this section, "well site" means the area around a well, which may contain production facilities. (ADD. ORD. 3810 - 5/5/87)

Sec. 8106-6.4 - Buildings for the Growing of Crops

Greenhouses, hothouses, shade structures and similar structures shall be set back at least 20 feet from all property lines. (ADD. ORD. 4092 - 6/27/95)

Sec. 8106-7 - Exceptions to Height Limits

The following are exceptions to the height limits stated in Section 8106-1:

Sec. 8106-7.1 - Non-Commercial Antennas, Ground-Mounted

Ground-mounted citizens' band and amateur radio transmitting and receiving *antennas*, intended for private, non-commercial use accessory to a dwelling, may be erected up to a maximum height of 40 feet from the *grade*. Ground-mounted *non-commercial antennas* may be erected above the height limit of 40 feet, under the permit prescribed by this Chapter, provided that no antenna or mast shall exceed 75 feet in height and the design of such *antennas* shall be in accordance with Section 8107-1.1. (AM. ORD. 3810 - 5/5/87; AM. ORD. 4470 - 3/24/15)

Sec. 8106-7.2 - Roof Structures

Roof structures may be erected above the height limits prescribed in this Chapter, provide that no additional floor space is thereby created.

Sec. 8106-7.3 - Airport Height Limits

Height limits as set forth in Federal Aviation Administration (FAA) regulations shall be adhered to within the approach and turning areas of any Ventura County airport.

Sec. 8106-7.4 - Accessory Structures

Provided that an accessory structure is set back 20 feet from all property lines, it may exceed 15 feet in height, but it shall not exceed the maximum allowed height of the principal structure unless a discretionary permit is issued pursuant to Article 5. (ADD. ORD. 4092 - 6/27/95; AM. ORD. 4123 - 9/17/96)

Sec. 8106-7.5 - Wireless Communication Facilities

Wireless communication facilities may be installed at a height that exceeds the height limit of the zone, provided that the facility does not exceed the maximum height limits prescribed in Sec. 8107-45.4(f). All *wireless communication facilities* shall be

designed, constructed and operated in accordance with the development standards stated in Sec. 8107-45.4. (ADD. ORD. 4470 – 3/24/15)

Sec. 8106-8 - Miscellaneous Regulations

Sec. 8106-8.1 - Fences, Walls and Hedges

Sec. 8106-8.1.1

No fences over three feet high may be placed in a required sight triangle, in a required setback adjacent to a street, or in a ten-foot by ten-foot right triangle on each side of a driveway on a side property line. (See Sec. 8106-8.4) A maximum seven-foot-high fence may be located in other areas of a lot. Exceptions:

- a. A see-through fence of up to 5 feet in height may be placed in a front or street-side setback. A see-through fence of up to 7 feet in height may be located anywhere on a lot of 20,000 square feet or more. The location of these fences and/or gates shall be set back at least 20 feet from the front or street-side property line where they cross the access leading to a garage or carport. (AM. ORD. 4216 - 10/24/00)
- b. A seven-foot-high fence may be placed in the street-side setback of a corner lot other than a reverse corner lot.
- c. A maximum eight-foot-high fence may be located:
 - (1) On a vacant or developed lot zoned OS, AE, or RA, or on any vacant or developed lot in a commercial or industrial zone, anywhere except within a required sight triangle or setback adjacent to a street; or
 - (2) On any vacant or developed lot zoned RE, RO, R1, R2 or RPD that abuts or is across the street from a lot in a commercial or industrial zone or a lot zoned OS, AE or RA, provided that such fence is located at or near the boundary line separating such lots, but not in a required sight triangle or setback adjacent to a street.(AM. ORD. 4377 – 1/29/08)
- d. Pilasters, columns, and support structures and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided that they meet the following criteria:
 - (1) They do not exceed 8' in height, and
 - (2) They are not located closer than 16 feet on center, and
 - (3) The fencing materials do not cumulatively exceed the see-through fence standard, and
 - (4) They do not interfere with the sight triangle associated with any driveway or intersections with no traffic controls.(ADD. ORD. 4216 - 10/24/00)
- e. A maximum twelve-foot-high see-through fence may be located around a tennis court anywhere on a lot, except in a required setback adjacent to a street.

(AM. ORD. 4123 - 9/17/96; AM. ORD 4216 - 10/24/00)

Sec. 8106-8.1.2

Except as otherwise provided herein, fences over six feet in height require a Zoning Clearance and will require a Building Permit. (See also Sec. 8105-3)

Sec. 8106-8.1.3

No barbed wire, razor-edge, electric or similar type of fencing is permitted in Urban Residential Zones or Commercial Zones (*See Art. 4*), or on properties in Industrial Zones which abut or are across the street from Urban Residential Zoned properties, if such fencing would be visible from the Urban Residential Zoned property or properties.

Sec. 8106-8.1.4

If there is a difference in grade levels on the two sides of a fence, the height shall be measured from the higher grade, provided that the distance from the lower grade to the top of the fence shall not exceed ten feet, and further provided that in a required setback adjacent to a street, fence height shall be measured from adjacent grade of the street side of the fence. "Grade" shall be the lowest level parallel to and within 5 feet of the fence in question. (AM. ORD. 3730 - 5/7/85; AM. ORD. 4216 - 10/24/00)

Sec. 8106-8.1.5

The provisions of this Section shall not apply to a fence necessary as required by any law or regulation of the State of California or any agency thereof.

(AM. ORD. 3810 - 5/5/87)

(AM. ORD. 4092 - 6/27/95)

Sec. 8106-8.1.6

The provisions of Section 8106-8.1 et seq. shall not apply to Protected Trees as defined in Article 7. (ADD. ORD. 3993 - 2/25/92)

Sec. 8106-8.2 - Accessory Parking and Storage of Large Vehicles

(AM. ORD. 4187 - 5/25/99; AM. ORD. 4216 - 10/24/00; DELETE ORD. 4407 - 10/20/09)

Sec. 8106-8.3 - Connection of Structures

An accessory structure will be considered to be attached to the principal structure if:

- a. The distance between the principal structure and the accessory structure is no greater than fifteen (15) feet and the roof connecting the two structures complies with all of the following:
 - (1) It is essentially a continuation of the roof of the main structure;
 - (2) It resembles the roof of the nearest enclosed, habitable area of the main structure in terms of pitch, materials, architectural design, etc.; and
 - (3) It is imperforate; or
- b. The space between such structures is completely enclosed by walls attached to each structure and constitutes "internal access" and the ratio of this access-way width to length is no greater than 1:3. (AM. ORD. 3810 - 5/5/87)

Sec. 8106-8.4 - Sight Triangle

Where there are no traffic controls (stop signs or signals) on either street at an intersection, a sight triangle (see Definitions) must be provided on each corner adjacent to the intersection. No structures or landscaping over three feet in height which could block the view of approaching traffic on either street shall be located or constructed within any required sight triangle. (ADD. ORD. 3730 - 5/7/85; AM. ORD. 3810 - 5/5/87)

(AM. ORD. 4092 - 6/27/95)

Sec. 8106-8.5 - Sight Distance

Adequate sight distance shall be provided at intersections. In cases where the minimum setback requirements of Sec. 8106-1 do not provide such sight distance, particularly where streets intersect at less than 90 degrees and traffic is controlled (e.g., by stop signs) on only one of the streets (the "minor street"), setbacks for discretionary projects must be adjusted to provide adequate sight distance in accordance with the following table. The sight distance shall be measured from a point in the center of the minor street eight feet behind the designated stopping point for vehicles on such street, or behind a continuation of the intersecting curb line, to the center of the nearest (curbside) driving lane on the intersecting ("major") street. No structures or landscaping over three feet in height which could block the view of approaching traffic on the major street shall be constructed or located on the street side of the line connecting the two points. Curb cuts on discretionary projects should be considered minor streets for purposes of this section.

<u>Speed Limit On Major Street (mph)</u>	<u>Sight Distance Required (ft.)</u>
25	165
30	190
35	225
40	260
45	300
50	350
55	400

(ADD. ORD. 3810 - 5/5/87)

Sec. 8106-8.6 - Light Fixtures

The following regulations apply to light fixtures over two feet in height:

- a. Maximum height of freestanding light fixture is 20 feet with a Zoning Clearance; over 20 feet up to 35 feet may be permitted with a Planning Director-approved Planned Development Permit. For commercial and industrial uses, such heights shall be specified by the principal use permit.
- b. Such fixtures shall not be placed in side setbacks.
- c. Lights in excess of 150 watts shall not result in direct illumination of adjacent properties.

(ADD. ORD. 3810 - 5/5/87; AM. ORD. 4123 - 9/17/96)

Sec. 8106-8.7 - Recycling Areas

All commercial, industrial, institutional, or residential buildings having five or more living units, shall provide availability for, and access to, recycling storage areas in accordance with the County of Ventura's most recently adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines" in effect at the time of the development approval. (ADD. ORD. 4054 - 2/1/94)

(AM. ORD. 4092 - 6/27/95)