

SANTA MARIA DOWNTOWN SPECIFIC PLAN DISTRICT STANDARDS MATRIX

The following are general setback requirements, building heights, and parking requirements for each District within the Downtown Specific Plan Area. 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. The Downtown Specific Plan is available on the City's website at <http://www.cityofsantamaria.org/40560.shtml>. Please check the requirements of the respective District for specifications relating to, but not limited to, land use, ground floor restrictions, setbacks, height, corner cutbacks, and parking.

Standard	Gateway District	Town Center District	Garden District	Bungalow District	Railroad Loft District
Front Setbacks ^{1, 2}	Average of 10 ft. (without public sidewalk) average of 5 ft. (with public sidewalk)	No front yard setback is required	Average of 10 ft. (without public sidewalk) average of 5 ft. (with public sidewalk)	Average of 10 ft. (without public sidewalk) average of 5 ft. (with public sidewalk)	Average of 10 ft. (without public sidewalk) average of 5 ft. (with public sidewalk)
Side Setbacks ^{1, 2}	No side yard setback is required	No side yard setback is required	No side yard setback is required	No side yard setback is required except when adjacent to property zoned R-1 and this setback shall be a minimum of 5 ft.	No side yard setback is required
Rear Setbacks ^{1, 2}	10 ft. (0 ft. if access, parking and loading areas can be maintained)	10 ft. (0 ft. if access, parking and loading areas can be maintained)	10 ft. (0 ft. if access, parking and loading areas can be maintained)	10 ft. (0 ft. if access, parking and loading areas can be maintained)	10 ft. (0 ft. if access, parking and loading areas can be maintained)
Building Height	Maximum: 60 ft.	Maximum: 70 ft. ³	Maximum: 70 ft. ³	Maximum: 40 ft. (30 ft. if adjacent to property zoned R-1) 60 ft. (if located in specified zone on the Building Height Requirement Map)	Maximum: 60 ft.
Parking Requirements ⁴	Parking in rear only.	Parking location: Existing parking lots; existing parking structures. New lots or structures are not permitted adjacent to Main Street or Broadway.	Parking in rear only.	Parking location: On-street, on side, or behind building.	Parking location: On-street, on side, or behind building.
Lodging:	1 space/room (plus 2 employee spaces)	1 space/room (plus 2 employee spaces)	prohibited in this district	1 space/room	prohibited in this district
Residential:	1 space/unit	1 space/unit	prohibited in this district	1 space/unit	1 space/unit
Senior Housing:	0.5 space/unit	0.5 space/unit	prohibited in this district	0.5 space/unit	0.5 space/unit
Assembly:	Zoning Ordinance 12-32.03b	No requirement	Zoning Ordinance 12-32.03b	Zoning Ordinance 12-32.03b	Zoning Ordinance 12-32.03b
Light Industrial:	prohibited in this district	prohibited in this district	prohibited in this district	prohibited in this district	1 space/750 sq. ft.
All Other Uses:	1 space/350 gross sq. ft.	No requirement	1 space/350 gross sq. ft.	1 space/350 gross sq. ft.	1 space/350 gross sq. ft.
PARKING REQUIREMENTS FOR MIXED USE PROJECTS LOCATED WITHIN THE DOWNTOWN SPECIFIC PLAN DISTRICTS					
<u>Non Residential</u> ⁵	Up to 25% reduction with Planning Commission approval	No requirement	Up to 25% reduction with Planning Commission approval	Up to 25% reduction with Planning Commission approval	Up to 25% reduction with Planning Commission approval
<u>Residential</u> ⁵	<400 sq. ft.: 0.5 space/unit 400SF-600 sq. ft. 0.75 space/unit >600 sq. ft.: 1 space/unit	<400 sq. ft.: 0.5 space/unit 400SF-600 sq. ft. 0.75 space/unit >600 sq. ft.: 1 space/unit	prohibited in this district	<400 sq. ft.: 0.5 space/unit 400SF-600 sq. ft. 0.75 space/unit >600 sq. ft.: 1 space/unit	<400 sq. ft.: 0.5 space/unit 400SF-600 sq. ft. 0.75 space/unit >600 sq. ft.: 1 space/unit

NOTES:

- ¹ See page IV-27 (same text on pp.IV-43, IV-57, IV-69, and IV-83) of the Downtown Specific Plan for description of corner cutback standards (10 ft. at driveways; 35 ft. along curb face at street intersections). The corner cutback and sight-distance visibility triangle is illustrated in the Gateway District Plan View, which may be seen on page IV-26.
- ² Setback requirements apply whether or not a project is mixed-use.
- ³ With review and approval from the Fire Department, Building Division of the Community Development Dept., compliance with CEQA and local and state laws, the height limit may exceed 70 ft.
- ⁴ Refer to Figure IV-3, Parking Incentives Zone Map, on page IV-8. Portions may be subject to parking reductions per map.
- ⁵ Live/work and non-residential mixed-use parking is 1 space/520 sq. ft.; see page IV-82 of the Downtown Specific Plan.