



CITY OF SANTA MARIA - COMMUNITY DEVELOPMENT DEPARTMENT  
 110 SOUTH PINE STREET, #101 (ON HERITAGE WALK), SANTA MARIA, CA 93458  
 805-925-0951, EXT. 244

**ZONING STANDARDS MATRIX**  
**INDUSTRIAL**  
 (updated 05/15/2008)

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	M-1 <sup>1</sup> Light Manufacturing	CM <sup>1</sup> Commercial/Manufacturing	M-2 <sup>1</sup> General Manufacturing
BUILDING SITE MINIMUM LOT SIZE: MINIMUM FRONTAGE WIDTH:	15,000 sq.ft. <sup>2</sup> 100 ft.	15,000 sq.ft. <sup>2</sup> 80 ft.	15,000 sq.ft. <sup>2</sup> 80 ft.
FRONT YARD SETBACK <sup>3</sup>	20 ft. <sup>4</sup>	20 ft. <sup>4</sup>	20 ft. <sup>4</sup>
SIDE YARD SETBACK <sup>3</sup>	none unless the side yard adjoins property w/in a residential district or a street then the setback is 10 ft. <sup>5</sup>	none unless the side yard adjoins property w/in a residential district then the setback is 10 ft. <sup>5</sup>	none unless the side yard adjoins property w/in a residential district then the setback is 10 ft. <sup>5</sup>
REAR YARD SETBACK <sup>3</sup>	none unless the rear property line adjoins property in a residential district then the setback is 10 ft.	none unless the rear property line adjoins property in a residential district then the setback is 10 ft.	none unless the rear property line adjoins property in a residential district then the setback is 10 ft.
HEIGHT	35 ft. <sup>6,7</sup>	40 ft. <sup>7,8</sup>	40 ft. <sup>7,8</sup>
PARKING <sup>9</sup>	1 space for each 520 sq.ft. of floor area for manufacturing and processing; 1 space for each 260 sq.ft. of floor area of administrative office.	1 space for each 520 sq.ft. of floor area for manufacturing and processing; 1 space for each 260 sq.ft. of floor area of administrative office.	1 space for each 520 sq.ft. of floor area for manufacturing and processing; 1 space for each 260 sq.ft. of floor area of administrative office.
LANDSCAPING	15% of site area	15% of site area	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. Minimum building site unless a reduced lot size is specifically approved by the Planning Commission through a Planned Development permit.
3. Special setbacks, walls, and landscaping may be required to comply with the City's noise ordinance.
4. A 10 foot landscaped strip is required where parking is provided in the front yard setback.
5. Corner lots require a 10 foot landscaped side yard where the lot adjoins the street.
6. Maximum height as specified unless a greater height is authorized by the zoning administrator.
7. When a building exceeds 1 story or eighteen feet and is adjacent to a residential zoning district, a conditional use permit is required unless the building is more than 100 feet from the residential district boundary.
8. Maximum height as specified unless a greater height is authorized by the zoning administrator upon findings of unique circumstances.
9.
  - a. For uses not listed, check the parking standards in 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 can only be installed as excess parking after the minimum required parking has been installed on the site. Compact parking spaces shall be 8 feet wide by 17 feet deep.
  - 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.)