



CVS – Commercial Visitor Serving Zoning Compliance SUMMARY

Design Review Type: Any Alteration or Addition

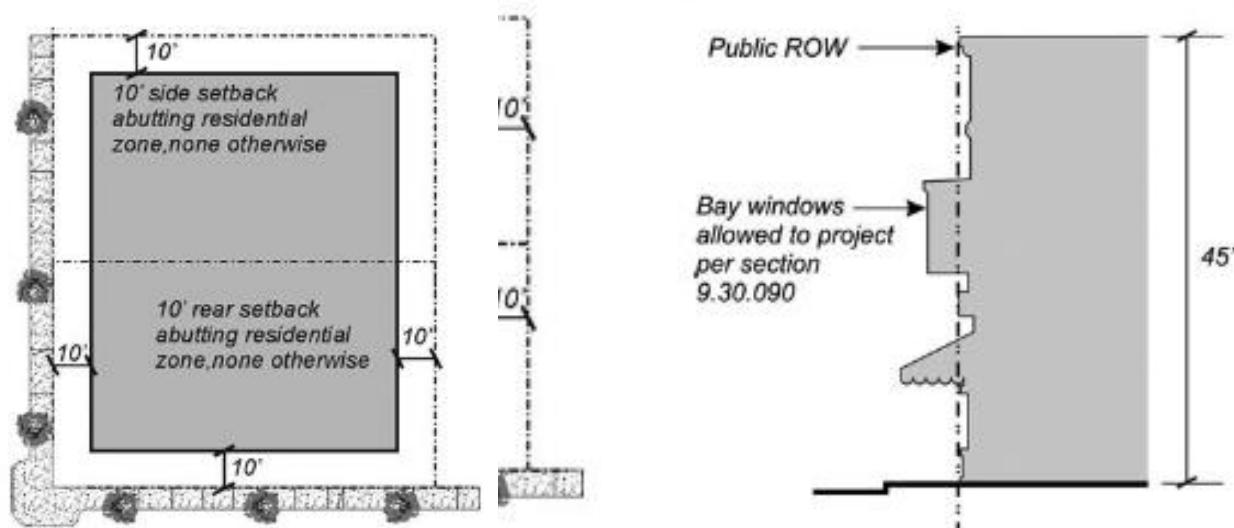
To check zoning for your property refer to a Property Report from the City's GIS at <http://www.cityofarcata.org/322/MapsGIS> or call a planner.

Please note that the purpose of the following information is a summary of key information, designed to assist you in quickly determining whether the design for your building project can be approved administratively. Complete and definitive Zoning Compliance Tables may be found on the City's website at <http://www.cityofarcata.org/833/Zoning-Compliance-Tables>.

We recommend that you speak with a planner if you have any questions about whether your building project design can be reviewed administratively, or whether it needs to go through the design review process with the Zoning Administrator or Planning Commission.

SETBACKS – DISTANCE TO PROPERTY LINES		
<i>Regulation</i>	<i>Standard</i>	<i>Code Section</i>
Front	10 Ft	9.26.050
Side (Interior)	10 Ft Abutting Residential Zone; Otherwise None	9.26.050
Side (Street)	15 Ft	9.26.050
Rear	10 Ft Abutting Residential Zone; Otherwise None	9.26.050
Garage – Front	20 Ft	9.26.050
Accessory Structures (AS)	Same as Above, or With Exceptions Below *	9.42.030
* AS Exception: Side and Rear	3 Ft	9.26.030.D.1
* AS Exception: If Rear Alley	5 Ft or 15 Ft from Alley Centerline, Whichever is Greater	9.26.030.D.1

Visuals of Setback Requirements





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IF YOUR PROPERTY HAS ANY OF THESE FEATURES – SPEAK WITH A PLANNER

Your Project May Not be Eligible for Administrative Approval

Stream – On Property or Adjacent Property	Wetland – On Property or Adjacent Property
Community Forest – On Property or Adjacent Property	In Earthquake Hazard Area – Alquist Priolo, Potentially Active Fault, Liquefaction
In Flood Zone (Zones AH, AO; or V Coastal High Hazard)	

OTHER STANDARDS

Regulation	Standard	Code Section
Floor Area Ratio	2:1 (the calculation is GROSS BUILDING AREA / LOT AREA)	9.24.050
Height	45 Ft Maximum	9.26.050