

## Zoning Study

Zoning Code: RE-5  
 APN: 029-0-100-450  
 Zip Code: 93023  
 Lot Area: 1 Acre  
 Ordinance: Ventura County Non-Coastal Zoning Ordinance  
 Area Plan: Ojai Valley

Building Restriction	Requirement	Governing Code	Comment
Maximum Percentage of Building Coverage	25% (10,960 sq ft)		
Front Setback	20'	8106-1.1	
Rear Setback	15'	8106-1.1	
Side Setback	5'	8106-1.1	Sec. 8106-4.2: 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.
Maximum Height Primary Structure	25'	8106-1.1	Height may be increased above 25' (to maximum 35') if each side yard is at least 15' or as specified by permit. Also, Sec 8106-7.2: Roof structures may be erected above the height limits prescribed in this Chapter, provide that no additional floor space is thereby created.
Maximum Height Secondary Structure	15'	8106-1.1	15', except as noted in Section 8106-7.4: 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
Setbacks for Decks, Stairs, Eaves, ect.	Allowed to enter setbacks by various amounts	8106-5	See Sec 8106-5
Second Dwelling Units Max Number of Bedrooms and Size	One bedroom/700 sq. ft. total floor area	8107-1.7	The lot is located in the Ojai Traffic Impact Area
Required Parking for 1-4 Bedroom Home	2 covered spaces	8108-4.7	Floodplain Requirements, Sec 8108-5.3.6

Required Parking for 5 Bedroom Home	3 spaces (2 covered)	8108-4.7	Floodplain Requirements, Sec 8108-5.3.6
Required Parking for 6 Bedroom Home	4 spaces (2 covered)	8108-4.7	Floodplain Requirements, Sec 8108-5.3.6
Fire Sprinklers	Yes		
Easements on Property	Yes, driveway		
Special Bioogical Habitat Zone	US Forest Service - Area with Protected Species or Habitats		Potential California Spotted Owl Habitat
Fire District / Zone	Ventura County Fire Protection District		Area with Low Fire Hazard Severity Rating
Flood Zone	Ventura County Flood Control District, FEMA Zone AO		100 Year Floodplain