

APN: N/A

Address: N/A

Attribute	Value
Zone Code:	N-CM-1
Description:	Com. Mixed 1 (N101SP)
Width (feet):	75
Depth (feet):	80
Maximum Density:	25.0
Midrange Density:	
Floor Area Ratio:	N/A
Front Setback:	0/20
Height:	33
Interior Side Yard Setback:	0/10
Street Side Yard Setback:	0/10
Rear Yard Setback:	0/10/15/20
Lot Coverage Percent:	90
Net Lot Area Square Feet:	6,000
Parking:	EMC 30.54 and N101 3.2
Landscaping Percent:	10
Reference:	N101 3.1.2 A



### Footnote:

Building height\* is limited to 33 feet or 3 stories, whichever is less. Additional height restrictions may apply under certain conditions. Minimum front yard setback is 0 feet, except for lots that have frontage along Melrose Ave. or La Veta Ave, and which do not extend to North Coast Highway 101. For such lots the minimum front yard setback is 20 feet. Minimum interior side yard setback is 0 feet, or 10 feet if the side yard abuts residentially-zoned property. Minimum landscaping requirement is 10 percent of the total site. Minimum rear yard setback is 0 feet unless the rear yard abuts a residential zone. For uses abutting a residential zone, the minimum rear yard setback is 10 feet. For lots extending from North Highway 101 to Melrose Avenue or La Veta Avenue, the minimum rear yard setback is 20 feet. Minimum street side yard setback is 0 feet, or 10 feet if the side yard abuts residentially-zoned property.

### Overlay Zones

Measure A limits all building height to 33 feet and 3 stories, whichever is less.

100 Year Flood:	No	Special Study:	No	Cultural/Natural Resources:	No	Scenic/Visual Corridor:	No
Coastal Zone:	Yes	Specific Plan:	Yes	Southern El Camino Real Museum:	No	Wetland Overlay:	No
Coastal Bluff Overlay:	No	Hillside/Inland Bluff:	No	CDP Required Additions Over 10%:	No	Future Specific Plan Boundary:	No