

# DIVISION 1.

## IN GENERAL.

### Sec. 35-50. Title and Purpose.

The regulations contained in this Article shall be known as and referred to as the "Coastal Zoning Ordinance of Santa Barbara County."

Pursuant to PRC § 30500 of the California Coastal Act of 1976, this County must prepare a local coastal program (LCP) for that portion of the unincorporated area of the County within the Coastal Zone. County's local coastal program must include: (1) the Land Use Plan (LUP), which is the local coastal element (PRC § 30108.55) of the County's general plan (PRC § 30108.5); (2) a zoning ordinance, which is this Article, and (3) zoning district maps which apply the regulations of this ordinance to property, which when taken together, meet the requirements of and implement the provisions and policies of the Coastal Act of 1976. PRC § 30108.6.

On March 17, 1981, the California Coastal Commission, pursuant to PRC § 30512(d), certified most of County's Land Use Plan (LUP). The next step required in the preparation of the Local Coastal Program (LCP) is the preparation and adoption by County of this zoning ordinance, which will implement the certified LUP by classifying and regulating the uses of land, buildings, and structures within the Coastal Zone.

The purposes of this ordinance are to:

1. Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and manmade resources.
2. Assure orderly, balanced utilization and conservation of Coastal Zone resources taking into account the social and economic needs of the people of this County and of the State.
3. Maximize public access to and along the coast and maximize public recreational opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.

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4. Assure priority for coastal-dependent and coastal-related development over other development on the coast.
5. Provide a definite plan for development so as to guide the future growth of the County within the Coastal Zone.
6. Protect the character and stability (social and economic) of agricultural, residential, commercial, and industrial areas.

**Sec. 35-51. Applicability and Exemptions**

Any person (including the County, any utility, any federal, state, local government, or special district or any agency thereof) wishing to perform or undertake any development within the Coastal Zone of the unincorporated area of the County of Santa Barbara shall comply with the provisions of this Article with the following exceptions:

1. Lands the use of which is by law subject solely to the discretion of or which is held in trust by the Federal Government, its officers or agents. 16 U.S.C §1453, Federal Coastal Zone Management Act of 1972.
2. New or expanded thermal electric generating plants and electric transmission lines connecting such plants to existing electric transmission systems under the exclusive jurisdiction of the California Energy Resources Conservation and Development Commission. PRC §§25500 and 30264.
3. Any development proposed or undertaken within any state university or college. PRC§30519.
4. Repair and maintenance, other than that within an environmentally sensitive habitat area, undertaken by the County or any district or agency of which the Board of Supervisors of County is the governing body.

**Sec. 35-52. Zoning District Designations and Applicability**

The general categories of districts established by this Article, the individual districts, and the symbols used to represent said districts, are as follows:

1. **Agricultural Districts**
  - AG-I Agriculture I
  - AG-II Agriculture II
2. **Residential Districts**
  - RR Rural Residential
  - R-1/E-1 Single-Family Residential
  - R-2 Two-Family Residential
  - EX-1 One-Family Exclusive Residential
  - DR Design Residential
  - PRD Planned Residential Development
  - SR-M Medium Density Student Residential
  - SR-H High Density Student Residential
3. **Commercial Districts**
  - C-1 Limited Commercial (*Amended by Ord. 4318, 6/23/98*)
  - C-2 Retail Commercial
  - C-3 General Commercial
  - CH Highway Commercial
  - C-V Resort/Visitor Serving Commercial
  - SC Shopping Center
  - PI Professional and Institutional
4. **Industrial Districts**
  - M-RP Industrial/Research Park
  - M-1 Light Industry
  - M-2 General Industry
  - M-CD Coastal Dependent Industry
  - M-CR Coastal Related Industry (*Added by Ord. 3947, 11/19/91*)
  - M-S-GOL Service Industrial-Goleta (*Added by Ord. 4110, 7/20/93*)

5. **Other Districts**

- PU Public Utilities
- REC Recreation
- RES Resource Management
- MHP Mobile Home Park
- TC Transportation Corridor

The regulations of this Article shall be applied to land upon the adoption of zoning ordinances adopted pursuant to Sec. 35-54. The boundaries of the districts and the district symbols are delineated on the zoning maps in said zoning ordinances. The district regulations corresponding to the symbol so shown shall apply within district areas delineated on said zoning maps.

**Sec. 35-53. Overlay District Designations and Applicability**

In addition to the regulations governing the zoning districts described in Sec. 35-53, the following overlay districts and the symbols used to represent them on the zoning maps are established as follows: *(Amended by Ord. 4266, 6/24/97)*

SD	Site Design
FA	Flood Hazard Area
VC	View Corridor
ESH	Environmentally Sensitive Habitat Area
D	Design Supervision
ARC	Agriculture Residential Cluster
F	Airport Approach Area
ARC-CI	Agriculture Residential Cluster - Channel Islands
SF	Single Family Restricted
GMO	Growth Management Ordinance <i>(Amended by Ordinance No. 3914, 03/12/91)</i>
HWMF	Hazardous Waste Management Facility <i>(Added by Ord. 4045, 5/19/92)</i>
AH	Affordable Housing <i>(Amended by Ord. 4169, 10/11/94)</i>

The regulations of the overlay district shall apply to the land in the same manner as the zoning district regulations. Overlay district regulations shall apply wherever the symbol and the boundaries of the area are shown on the zoning maps. When a symbol for an overlay district is added to a zoning district symbol, the regulations of the overlay district shall be applicable in addition to the zoning district regulations. If any of the provisions of the overlay district conflict with provisions of the zoning district regulations, the provisions which are most restrictive shall govern. Exceptions may be made for the AH Overlay District provided that the overlay shall be applied in a manner consistent with all applicable policies and provisions of the Local Coastal Program. The provisions of the ESH Overlay District are more restrictive than any base zone district and therefore the provisions of the ESH shall govern over the regulations of any base zone or other overlay district. *(Amended by Ord. 4169, 10/11/94)*

**Sec. 35-54. Adopting Zoning Ordinances and Maps and Uncertainties in District Boundaries**

1. Zoning ordinances and maps delineating the boundaries of districts set forth in this Article and designating, by symbols, the zoning districts and overlay districts shall be adopted by references and by such adoption shall become a part of this Section and shall have the same force and effect as if the provisions, boundaries, location, and lines of the districts and territory therein delineated and all provisions, notations, references, and other information set forth in said ordinances and set forth and shown on said maps were specifically and fully set out and described in this Section.
2. The following eight large zoning maps and seven large zoning overlay maps, which rezone the unincorporated area of the County lying within the Coastal Zone, are hereby adopted by reference into this Section with the following titles and section numbers:
  - a. Carpinteria Coastal Plan: Zoning (Sec. 35-54.1) and Overlay (Sec. 35-54.2).
  - b. Point Conception Coastal Plan: Zoning (Sec. 35-54.9) and Overlay (Sec. 35-54.10).
  - c. Point Sal Coastal Plan: Zoning (Sec. 35-54.11) and Overlay (Sec. 35-54.12).
  - d. Channel Islands Coastal Plan: Zoning (Sec. 35-54.13).
  - e. Gaviota Coastal Plan: Zoning (Sec. 35-54.14) and Overlay (Sec. 35-54.15)
  - f. Summerland Community Plan: Zoning - Articles II and III (Sec. 35-54.16) and Overlay (35-54.17). *(Added by Ord. 4034, 5/19/92)*
  - g. Montecito Community Plan: Zoning - Article II (Sec. 35.54.3.6), Overlay (Sec. 35.54.4.5), and ESH Overlay (35-54.5). *(Added by Ord. 4081, 12/15/92)*
  - h. Goleta Community Plan Zoning Districts Southern Section-Coastal Plan (Sec. 35-54.20.0), Goleta Community Plan Overlay Districts-Coastal Zone (Sec. 35-54.21.0), and Goleta Community Plan Environmentally Sensitive Habitat Land Use Overlay Southern Section-Coastal Zone (Sec. 35-54.22.0). *(Added by Ord. 4110, 7/20/93)*

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- i. Santa Barbara Area Zoning and Zoning Overlay (Sec. 35-54.7.8). *(Added by Ord. 4110, 7/20/93)*
3. Where uncertainty exists as to the boundaries of any districts shown on the zoning maps, the following rules shall apply:
  - a. Where zoning district boundaries approximately follow lot, alley, or street lines, such lot lines and street and alley centerlines shall be construed as the district boundaries.
  - b. If a zoning district boundary divides a lot and the boundary line location is not otherwise designated, the location of the boundary shall be determined by use of the scale appearing on the Zoning Map.
  - c. Where a public street or alley is officially vacated or abandoned, the property formerly in said street or alley shall be included within the district or districts of the adjoining property on either side of said vacated or abandoned street or alley centerline.

**Sec. 35-55. Incorporation of Existing Zoning Ordinances and  
Continuation of Existing Development Plans and Plot Plans**

1. All the Sections of zoning ordinances previously adopted which added development plans and zone district text provisions applicable to particular property by amendments of Article IV of Ordinance No. 661 or 3.1 of Ordinance No. 453 of the County of Santa Barbara are hereby incorporated by reference into this section and shall have the same force and effect as if the provisions of said sections were specifically and fully set out in this Section.
2. Development Plans and Plot Plans which have received County approval prior to February 1, 1973, or have received a Coastal Development Permit from the State Coastal Commission shall continue in force and effect as if they were approved under the provisions of this Article.

**Sec. 35-56. Conflicts within this Article or with Other County  
Regulations**

If any conflict occurs between one or more provisions of this Article, such conflicts shall be resolved in a manner which on balance is the most protective of significant coastal resources.

If any provisions of this Article conflicts with any provision of any regulation contained in any previously adopted ordinance of the County, the provisions of this Article shall be controlling.

**Sec. 35-57. Fees.**

The Board of Supervisors of County shall establish by resolution a schedule of fees for processing the various applications required by this Article. All required fees shall be paid at the time of filing the application with the Department of Planning and Development and no processing shall commence until the fee is paid.

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