

DIVISION 4.

ZONING DISTRICTS.

Sec. 35-68. AG-I Agriculture I.

Sec. 35-68.1. Purpose and Intent.

The purpose of the Agriculture I district is to designate and protect lands appropriate for long-term agricultural use within or adjacent to urbanized areas, and to preserve prime agricultural soils.

Sec. 35-68.2. Processing

No permits for development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits).

Sec. 35-68.3 Permitted Uses.

1. All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this Sec. 35-68.
2. Raising of animals not to exceed one horse, mule, cow, llama or ostrich; or three goats, hogs, or other livestock not specifically enumerated herein, shall be permitted for each 20,000 square feet of gross area of the lot upon which the same are kept. In no case shall more than three hogs be kept on any such lot. *(Amended by Ord. 4086, 12/15/92)*
3. Private kennels, and small animals and poultry raising limited to reasonable family use on a non-commercial basis. *(Added by Ord. 4067, 8/18/92)*
4. Sale of agricultural products produced on the premises provided that such sale is conducted either within an existing agricultural building or from a separate stand not exceeding two hundred (200) square feet and located no closer than twenty (20) feet to the right-of-way line of any street.
5. Greenhouses, hothouses, other plant protection structures, and related development, i.e., packing shed, parking, driveways, etc.; however, for any development of 20,000

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square feet or more and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-174. (Development Plans).

6. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standard Act of 1974 (42 U.S.C. § 5401 *et seq.*) on a permanent foundation system, pursuant to Health and Safety Code § 18551, subject to the provisions of Sec. 35-141. (General Regulations).
7. One guest house or artist studio per legal lot subject to the provisions of Sec. 35-120. (General Regulations). (*Amended by Ord. 3790, 1/9/90*)
8. Home occupations, subject to the provisions of Sec. 35-121 (General Regulations). (*Amended by Ord. 3791, 1/9/90*)
9. One attached or detached residential second unit per legal lot zoned AG-I-5 or AG-I-10, subject to the provisions of Sec. 35-142 (Residential Second Units). (*Amended by City Ord. 03-07, 11/17/2003*)
10. Accessory uses, buildings, and structures accessory and customarily incidental to the above uses.

Sec. 35-68.4. *Uses Permitted with a Major Conditional Use Permit.*
(*Amended by Ord. 4299, 3/24/98*)

1. Commercial raising of animals, boarding of animals, and commercial riding stables.
2. Animal hospitals, and animal husbandry services. (*Amended by Ord. 4067, 8/18/92*)
3. Facilities for the sorting, cleaning, packing, freezing, loading, transporting and storage of horticultural and agricultural products (not including animals) grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
 - a. the facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
 - b. the primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles

- beyond the boundaries of Santa Barbara County for local processing, distribution, or sale,
- c. the primary intent of the development of this facility shall be to serve south coast agriculture,
 - d. the products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands,
 - e. the facility processes products grown on the premises or on other local agricultural lands,
 - f. all application for such facilities shall be accompanied by a landscape plan pursuant to the requirements of Sec. 35-68.4 of this Article,
 - g. siting of this type of facility on prime agricultural lands or agriculturally productive non-prime soils should be avoided where feasible, and
 - h. all applications for such facilities shall be accompanied by defined truck and vehicle routes proposed to serve the facility.

No conditional use permit shall be required under this section for such facilities if they are devoted primarily to the handling of products grown on the premises and the processing of products grown off premises if accessory and customarily incidental to the marketing of products in their natural form grown on the premises.

4. Farm labor camps, including trailers, for housing five or more employees engaged full-time in agriculture working on or off the farm or ranch upon which the dwelling(s) is located, subject to the provisions of Sec. 35-132.9 (General Regulations). *(Amended by Ord. 3837, 3/2/90)*

Sec. 35-68.5. Uses Permitted with a Minor Conditional Use Permit

(Amended by Ord. 3837, 3/20/90)

1. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located provided:

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- a. The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
 - b. The applicant provides proof of the full-time employment of the employees.
2. Commercial Kennels.

Sec. 35-68.6. Minimum Lot Size.

1. Each main dwelling unit shall be located on a lot having a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

| <u>Zoning Symbol</u> | <u>Minimum Lot Size</u> |
|----------------------|-------------------------|
| AG-I-5 | 5 acres |
| AG-I-10 | 10 acres |
| AG-I-20 | 20 acres |
| AG-I-40 | 40 acres |

2. A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance.

Sec. 35-68.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located.
3. Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1/E-1 Single-Family Residential District.

4. In addition, no hothouse, greenhouse, other plant protection, or related structure shall be located within thirty (30) feet of the right-of-way line of any street nor within fifty (50) feet of the lot line of a lot zoned residential. On lots containing five (5) or more gross acres, an additional setback of thirty (30) feet from the lot lines of the lot on which the structure is located is required.

Sec. 35-68.8. Lot Coverage.

The maximum net lot coverage for all hothouses, greenhouses, and other plant protection structures shall be as follows:

| <u>Lot Size</u> | <u>Maximum Lot Coverage</u> |
|-------------------|-----------------------------|
| Less than 5 acres | 75 percent |
| 5 to 9.99 acres | 70 percent |
| 10 acres or more | 65 percent |

Sec. 35-68.9. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-68.10. Parking Requirements.

Parking shall be provided as specified in the DIVISION 6, PARKING REGULATIONS, except for *(Amended by Ord. 4067, 8/18/92)*:

1. Agricultural developments not requiring Development Plan (DP) approval, shall not be required to comply with design specifications for marking or striping (Sec. 35-114.3.c.), except for handicap parking spaces required under State Law. *(Added by Ord. 4067, 8/18/92)*
2. Agricultural Development projects requiring Development Plan (DP) approval may request that the decision maker waive certain design specifications for marking or striping otherwise required under Sec. 35-114.3.c. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-68.11. Landscaping.

None, except that for commercial hothouses, greenhouses, or other plant protection structures, or as otherwise required in the provisions of this district, a landscaping plan must be approved by the Planning and Development Department. Said plan shall include landscaping which, within five years, will reasonably block the view of said structures and on-site parking areas from the nearest public road(s). Said plan shall also include

landscaping along all streets. The landscaping plan shall consist of plant material and said plant material shall be compatible with plants grown on the property. All landscaping shall be installed within six months of project completion.

Prior to the issuance of any permits, a performance security, in an amount determined by the Planning and Development Department, to insure installation and maintenance for two years, shall be filed with the Clerk of the Board of Supervisors. Said performance security shall be released by said Clerk upon a written statement from the County Planning and Development Department that the landscaping, in accordance with the approved landscaping plan has been installed and maintained for two years.

Sec. 35-68.12. Maximum Gross Floor Area (Floor Area Ratio or FAR) *(Added by Ord. 4186, 3/14/95)*

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7, (GENERAL REGULATIONS), Section 35-142.6.f. (Development Standards) for attached second units, or Sections 35-142A.6.5. (Development Standards) for detached second units.

Sec. 35-69. AG-II Agriculture II*(Amended by Ord. 4298, 3/24/98)***Sec. 35-69.1. Purpose and Intent.**

The purpose of the Agriculture II district is to establish agricultural land use for large prime and non-prime agricultural lands in the rural areas of the County (minimum 40 to 320 acre lots) and to preserve prime and non-prime soils for long-term agricultural use.

Sec. 35-69.2. Processing.

No permits for development including grading shall be issued except in conformance with Sec. 35-169. (Coastal Development Permit).

Sec. 35-69.3. Permitted Uses.

1. All types of agriculture and farming, including commercial raising of animals, subject to the limitations hereinafter provided in this Sec. 35-69.
2. Sale of agricultural products produced on the premises provided that such sale is conducted either within an existing agricultural building or from a separate stand not exceeding two hundred (200) square feet and located no closer than twenty (20) feet to the right-of-way line of any street.
3. Commercial boarding of animals.
4. Private and/or commercial kennels. *(Amended by Ord. 4067, 8/18/92)*
5. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551, subject to the provisions of Sec. 35-141 (General Regulations).
6. One guest house or artist studio per legal lot subject to the provisions of Sec. 35-120 (General Regulations). *(Amended by Ord. 3835, 3/20/90)*
7. Greenhouses, hothouses, or other plant protection structures, and related development, i.e., packing shed, parking, driveways, etc.; however, for any development of 20,000 square feet or more and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-174. (Development Plans). *(Amended by Ord. 3838, 3/20/90)*

8. On-shore oil development, including exploratory and production wells, pipelines, storage tanks, processing facilities for on-shore oil and gas, and truck terminals subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.
9. Excavation or quarrying of building or construction materials, including diatomaceous earth, subject to the provisions of Sec. 35-177 (Reclamation Plans).
10. Home occupations, subject to the provisions of Section 35-121 (General Regulations). *(Amended by Ord. 3836, 3/20/90)*
11. Accessory uses, buildings, and structures which are customarily incidental to the above uses.

Sec. 35-69.4. Uses Permitted With a Major Conditional Use Permit.

1. Animal hospitals and clinics.
2. Low-intensity recreational development such as hiking trails, public riding stables, recreational camps, campgrounds, retreats, and guest ranches, provided that such development:
 - a. is in character with the rural setting,
 - b. does not interfere with agricultural production on or adjacent to the lot on which it is located,
 - c. does not include commercial facilities open to the general public who are not using the recreational facility, and
 - d. does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.
3. Wineries, including processing, distribution, and sale of wine grapes and wine grape products grown off the premises, provided:
 - a. the winery is located on premises used for vineyard purposes,
 - b. the winery is operated in connection with the processing of wine grapes grown on the premises, and
 - c. retail sales of wine grape products shall be limited to those processed on the premises.

4. Facilities for the sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products (not including animals) grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
 - a. the facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
 - b. the primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale.
 - c. the products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands, and
 - d. the facility processes products grown on the premises or on other local agricultural lands.
5. Piers and staging areas for oil and gas development subject to the regulations in DIVISION 9, OIL AND GAS FACILITIES.
6. Aquaculture, subject to the provisions of Sec. 35-136 (General Regulations).
7. Sorting, cleaning, and further breaking and storing of abalone shells landed live in Santa Barbara County, preparatory to shipment in their natural form.
8. Farm labor camps, including trailers, for housing five or more persons engaged full-time in agriculture working on or off the farm or ranch upon which the dwelling(s) is located, subject to the provisions of Sec. 35-132.9 (General Regulations).
(Amended by Ord. 3838, 3/20/90)
9. Exploration and production of offshore oil and gas reservoirs from onshore locations, including exploratory and production wells, pipelines, temporary storage tanks, dehydration and separation facilities, and temporary truck terminals located within the Gaviota or Las Flores Canyon Consolidated Oil and Gas Planning Areas,

subject to the requirements set forth in DIVISION 9, OIL & GAS FACILITIES.

(Added by Ord. 4235, 9/3/96)

Sec. 35-69.5. Uses Permitted with a Minor Conditional Use Permit.

(Amended by Ord. 3838, 3/20/90)

1. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located provided:
 - a. the applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use; and
 - b. the applicant provides proof of the full-time employment of the employees.

Sec. 35-69.6. Minimum Lot Size.

Each main dwelling unit shall be located on a lot having minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

| <u>Zoning Symbol</u> | <u>Minimum Lot Size</u> |
|----------------------|-------------------------|
| AG-II-40 | 40 acres |
| AG-II-100 | 100 acres |
| AG-II-320 | 320 acres |

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance.

Sec. 35-69.7. Height Limit and Setback Regulations.

None, except that no building or structure shall be located within fifty (50) feet of the centerline or within twenty (20) feet of the right-of-way line of any street.

Sec. 35-69.8. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS except for: *(Amended by Ord. 4067, 8/18/92).*

1. Agricultural Developments not requiring Development Plan (DP) approval, shall not be required to comply with design specifications for marking or striping (Sec.

35-114.3.c.), except for handicap parking spaces required under State Law.

(Amended by Ord. 4067, 8/18/92)

2. Agricultural Development projects requiring Development Plan (DP) approval may request that the Decisionmaker waive certain design specifications for marking or striping otherwise required under Sec. 35-114.3.c. *(Amended by Ord. 4067, 8/18/92)*

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Sec. 35-70. RR Rural Residential.**Sec. 35-70.1. Purpose and Intent.**

This district classification is to be applied to rural areas, generally of marginal agricultural value where low density residential and agricultural uses are appropriate. The purpose of this district is to preserve the rural character of an area and provide for low density residential development.

Sec. 35-70.2. Processing.

No permit for development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits).

Sec. 35-70.3. Permitted Uses.

1. All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this Sec. 35-70.
2. Raising of animals not to exceed one horse, mule, cow, llama or ostrich, or other livestock not specifically enumerated herein; or three goats, hogs; shall be permitted for each 20,000 square feet of gross area of the lot upon which the same are kept. In no event shall more than three hogs be kept on any such lot. *(Amended by Ord. 4086, 12/15/92).*
3. Sale of agricultural products produced on the premises provided that such sale is conducted either within an existing agricultural building or from a separate stand not exceeding two hundred (200) square feet and located no closer than twenty (20) feet to the right-of-way line of any street.
4. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551, subject to the provisions of Sec. 35-141 (General Regulations).
5. One guest house or artist studio per legal lot, subject to the provisions of Sec. 35-120 (General Regulations). *(Amended by Ord. 3835, 3/20/90)*
6. Home occupations, subject to the provisions of Sec. 35-121 (General Regulations).

7. Greenhouses, hothouses, or other plant protection structures not exceeding 300 square feet.
8. The keeping of animals and poultry subject to the R-1/E-1 provisions of Section 35-71.12., subsections 2., 3. and 4., only (Animals). *(Added by Ord. 4067, 8/18/92; Amended by Ord. 4086, 12/15/92))*.
9. One Attached Residential Second Unit subject to the provisions of Sec. 35-142 (Attached Residential Second Units). *(Added by Ord. 4169, 10/11/94)*
10. Accessory uses, buildings, and structures which are customarily incidental to the above uses.

Sec. 35-70.4. Uses Permitted With a Major Conditional Use Permit.

1. Greenhouses, hothouses, other plant protection structures in excess of 300 square feet and related development, i.e., packing sheds, parking, driveways, subject to the limitations provided in the AG-I District.
2. Commercial raising of animals, boarding of animals, and commercial riding stables.
3. Onshore oil development including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals, subject to the requirements set forth in DIVISION 9, OIL AND GAS FACILITIES.
4. Piers and staging areas for oil and gas-related development, subject to the provisions in DIVISION 9, OIL AND GAS FACILITIES.
5. Aquaculture, subject to the provisions of Sec. 35-136 (General Regulations).
6. Commercial kennels. *(Added by Ord. 4067, 8/18/92)*.

Sec. 35-70.5. Uses Permitted With a Minor Conditional Use Permit.

1. Private kennels. *(Amended by Ord. 4067, 8/18/92)*.
2. One Detached Residential Second Unit per legal lot in the RR-5, RR-10, RR-15 and RR-20 zone districts, subject to the development standards and requirements set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-142A (Detached Residential Second Units) and DIVISION 11, PERMIT PROCEDURES, Sec. 35-172 (Conditional Use Permits). *(Added by Ord. 4169, 10/11/94)*

Sec. 35-70.6. Minimum Lot Size.

- Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum gross lot width of 250 feet and a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

| <u>Zoning Symbol</u> | <u>Minimum Parcel Size</u> |
|----------------------|----------------------------|
| RR-5 | 5 acres |
| RR-10 | 10 acres |
| RR-15 | 15 acres |
| RR-20 | 20 acres |
| RR-40 | 40 acres |
| RR-100 | 100 acres |

- A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded Certificate of Compliance.

Sec. 35-70.7. Setbacks for Buildings and Structures

- Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street, except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. *(Amended by Ord. 3955, 2/21/92)*
- Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located.
- Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1/E-1 Single-Family Residential District.

Sec. 35-70.8. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-70.9. Parking

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS.

Sec. 35-70.10. Maximum Gross Floor Area (Floor Area Ratio or FAR)

(Added by Ord. 4186, 3/14/95)

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7, (GENERAL REGULATIONS), Section 35-142.6.f. (Development Standards) for attached second units, or Sections 35-142A.6.5. (Development Standards) for detached second units.

Sec. 35-71. R-1/E-1 Single Family Residential.

Sec. 35-71.1. Purpose and Intent.

The purpose of this district is to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health, welfare, and safety. It is the intent of this district to protect the residential characteristics of an area and to promote a suitable environment for family life.

Sec. 35-71.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits).

Sec. 35-71.3. Permitted Uses.

1. One single-family dwelling per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 *et seq.*) on a permanent foundation system, pursuant to Health & Safety Code § 18551 and subject to the provisions of Sec. 35-141 (General Regulations).
2. One guest house or artist studio subject to the provisions in Sec. 35-120. (General Regulations). (*Amended by Ord. 3790, 1/9/90*)
3. Home occupations subject to the provisions of Sec. 35-121. (General Regulations).
4. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.
5. Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet and used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
6. The keeping of animals and poultry subject to the provisions of Sec. 35-71-12.
7. Public parks, public playgrounds, and community centers.
8. One attached or detached residential second unit, subject to the provisions of Sec. 35-142 (Residential Second Units). (*Amended by City Ord. 03-07, 11/17/2003*)

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9. Uses, buildings, and structures customarily incidental to residential units, for exclusive use of the residents of the premises and their guests and not involving the maintenance of a commercial enterprise on the premises.

Sec. 35-71.4. Uses Permitted With a Major Conditional Use Permit.

1. Commercial Kennels. *(Added by Ord. 4067, 8/18/92)*
2. Golf courses and facilities incidental and subordinate to such use (e.g., restaurant, pro shop, driving range) but not including commercial driving tees, putting courses, or miniature golf courses. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-71.5. Uses Permitted With a Minor Conditional Use Permit.

(Amended by City Ord. 03-07, 11/17/2003)

1. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
2. The commercial raising of worms.
3. Residential Child Care Center. *(Amended by Ord. 4067, 08/18/92)*
4. Private kennels. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-71.6. Minimum Lot Size.

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minimum lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map. *(Amended by Ord. 4081, 12/15/92)*

| <u>Zoning Symbol</u> | <u>Minimum Lot Size</u> | <u>Minimum Net Lot Width Ft.</u> |
|----------------------|-------------------------|----------------------------------|
| 7-R-1 | 7,000 sq.ft. (net) | 65 |
| 8-R-1 | 8,000 sq.ft. (net) | 75 |
| 10-R-1 | 10,000 sq.ft. (net) | 80 |
| 12-R-1 | 12,000 sq.ft. (net) | 80 |
| 15-R-1 | 15,000 sq.ft. (net) | 90 |
| 20-R-1 | 20,000 sq.ft. (net) | 100 |
| 1-E-1 | 1 acre (gross) | 120 |
| 2-E-1 | 2 acres (gross) | 150 |
| 3-E-1 | 3 acres (gross) | 210 |
| 5-E-1 | 5 acres (gross) | 270 |

2. A dwelling may be located upon a smaller lot if such lot is shown as a legal lot, either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance.

Sec. 35-71.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. *(Amended by Ord. 3956, 2/21/92).*
2. Side: On each side of the lot, ten percent of the width of the lot except:
 - a. for lots zoned 2-E-1 or less, in no case shall the required side yard be less than five (5) feet nor more than ten (10) feet, *(Amended by Ord. 4081, 12/15/92).*
 - b. for lots zoned 3-E-1 or 5-E-1, in no case shall the required side yard be less than ten (10) feet nor more than twenty (20) feet. *(Amended by Ord. 4081, 12/15/92).*
3. Rear: Twenty-five (25) feet or fifteen (15) feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit. *(Amended by Ord. 3956, 2/21/92)*

Sec. 35-71.8. Permitted Variations of Setbacks for Buildings.

1. Side. The required side yard setback for portions of a building may be varied subject to all of the following limitations:
 - a. No portion of the building shall be less than five (5) feet from the side lines of the lot.
 - b. No portion of a wall containing windows or doors opening into rooms of a building (except a garage or other non-habitable space) shall be closer to the side lines of a lot than the required side yard setback. *(Amended by Ord. 4298, 3/24/98)*
 - c. Where the side of the building is parallel to the side property line, the average distance of the building from the side line of the lot shall equal the required side yard setback. Said average distance shall be computed by

multiplying the length of the various segments of the appropriate side of the building by their corresponding distances from the side property line and dividing the sum of the

products by the total length of the building. Where the side of the building is not parallel to the side property line, the area of the building located inside the side yard setback shall be compensated by an equal or greater area within the segment of the side of the building located outside of the side yard setback and the side yard setback line. *(Amended by Ord. 3956, 2/21/92)*

2. Rear. The required rear yard setback for a portion of a building may be varied subject to all of the following limitations:

a. No portion of a building used for dwelling purposes shall be closer than fifteen (15) feet to the rear line of the lot.

b. Where the rear of the building is parallel to the rear property line, the average distance of the building from the rear property line shall equal the required rear yard setback. Said average distance shall be computed by multiplying the length of the various segments of the rear of the building by their corresponding distances from the rear property line and dividing the sum of the products by the total width of the rear of the building.

Where the rear of the building is not parallel to the rear property line, the area of the building located inside the rear yard setback shall be compensated by an equal or greater area within the segment of the rear of the building located outside of the rear yard setback and the rear yard setback line. *(Amended by Ord. 3956, 9/21/92)*

Sec. 35-71.9. Distance Required Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-71.10. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-71.11. Parking. (Amended by Ord. 4196, 5/16/95)

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS. In addition, not more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular parcel. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-71.12. Animals.

1. Not to exceed one horse, mule, goat, cow, hog, or other similar size animal shall be permitted for each 20,000 square feet of gross area on each lot provided that not more than three (3) swine or five such other animals shall be permitted on any lot. In no case shall said animals be kept for commercial purposes.
2. No stable, barn, or other enclosure for large animals (e.g., paddock, corral) shall be located on a single legal lot having a gross area of less than 20,000 square feet. No portion of a stable, barn, or other enclosure for large animals shall be located closer than: (1) 40 feet to the door or window of any dwelling on another lot; (2) 70 feet to any street centerline and 20 feet to the right-of-way; (3) 15 feet from the rear property line; and (4) 10 feet from the side property lines. (Amended by Ord. 4298, 3/24/98)
3. There shall not be more than three (3) dogs permitted on any one lot.
4. Small animals (e.g., chickens, birds, ducks, rabbits, etc.) shall be permitted provided that:
 - a. Such small animals are for the domestic use of the residents of the lot only and are not kept for commercial purposes.
 - b. The keeping of such small animals is not injurious to the health, safety, or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the County Health Department.

- c. Enclosures for such small animals shall be no closer than 25 feet to any dwelling.

Sec. 35-71.13. Maximum Gross Floor Area (Floor Area Ratio or FAR)

- A. Maximum Floor Areas. No single family main structure or habitable accessory structure shall be constructed or expanded unless the proposed structure or expansion complies with the guidelines on maximum allowable floor areas for single-family residential developments contained in Appendix F. Proposals that exceed these floor area guidelines are to be considered on a case-by-case basis with input from the City's Design Review Board and/or staff. *(Amended by City Ord. 07-06, 11/17/2003)*
- B. Where a residential second unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of Section 35-291.5 (Development Standards) for residential second units. *(Amended by City Ord. 03-07, 6/4/2007)*

Sec. 35-72. R-2 Two Family Residential.

Sec. 35-72.1. Purpose and Intent

The purpose of this district is to provide areas for multiple residential development in the form of duplexes and to maintain a residential character similar to that found in single-family neighborhoods. The intent is to ensure compatibility of duplex development with surrounding multiple and single-family residences and the local neighborhoods.

Sec. 35-72.2. Processing.

No permits for development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits).

Sec. 35-72.3. Permitted Uses *(Amended by Ord. 3518, 6/3/85; Amended by Ord. 4067, 8/18/92).*

1. One single family dwelling or one two family dwelling, i.e., duplex, per legal lot. *(Amended by Ord. 4298, 3/24/98).*
2. Accessory uses, buildings, and structures which are customarily incidental to single-family and two-family dwellings, for exclusive use of the residents of the site and their guests and not involving the maintenance of a commercial enterprise on the premises.
3. Home occupations subject to the provisions of Sec. 35-121 (General Regulations).
4. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.
5. Greenhouses, hot houses, and other plant protection structures not exceeding 300 square feet, used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
6. The keeping of animals and poultry subject to the provisions of Sec. 35-71.12.
7. Public parks, public playgrounds, and community centers.

Sec. 35-72.4. Uses Permitted With a Major Conditional Use Permit.

1. Commercial kennels. *(Added by Ord. 4067, 8/18/92)*
2. Golf courses and facilities incidental and subordinate to such use (e.g., pro shop, restaurant, driving range) but not including commercial driving tees, putting courses, or miniature golf courses. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-72.5. Uses Permitted With a Minor Conditional Use Permit.

1. Greenhouses, hot houses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet.
2. The commercial raising of worms.
3. Residential Child Care Center *(Amended by Ord. 3518, 6/3/85; Ord. 4067, 8/18/92)*
4. Private kennels. *(Added by Ord. 4067, 8/18/92).*

Sec. 35-72.6. Minimum Lot Size.

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minimum net lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map. *(Amended by Ord. 3840, 3/20/90)*

| <u>Zoning Symbol</u> | <u>Minimum Net Lot Size Sq. Ft.</u> | <u>Minimum Net Lot Width Ft.</u> |
|----------------------|-------------------------------------|----------------------------------|
| 7-R-2 | 7,000 | 65 |
| 8-R-2 | 8,000 | 75 |
| 10-R-2 | 10,000 | 80 |
| 12-R-2 | 12,000 | 80 |
| 15-R-2 | 15,000 | 90 |
| 20-R-2 | 20,000 | 100 |
| 30-R-2 | 30,000 | 110 |

2. Dwellings may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance. However, regardless of the preceding and the minimum lot sizes identified in the General Regulations Section of Article II (Section 35-128. Area of Lots), the minimum lot size for a duplex in the 10-R-2 zone district with the SUM Overlay District shall be 10,000 square feet. *(Amended by Ord. 4034, 5/19/92)*

Sec. 35-72.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. *(Amended by Ord. 3957, 2/21/92).*
2. Side: On each side of the lot, ten percent of the width of the lot but in no case shall the required side yard be less than five (5) feet nor more than ten (10) feet.
3. Rear: Twenty-five (25) feet or fifteen (15) feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit. *(Amended by Ord. 3957, 2/21/92).*

Sec. 35-72.8. Permitted Variations of Setbacks for Buildings.

1. Side: The required side yard setback for portions of a building may be varied subject to all of the following limitations:
 - a. No portion of any building shall be less than five (5) feet from the side lines of the lot.
 - b. No portion of a wall containing windows opening into rooms of a building (except a garage) shall be closer to the side lines of a lot than the required side yard setback.
 - c. Where the side of the building is parallel to the side property line, the average distance of the building from the side line of the lot shall equal the required side yard setback. Said average distance shall be computed by multiplying the length of the various segments of the appropriate side of the building by their corresponding distances from the side property line and dividing the sum of the projects by the total length of the building.

Where the side of the building is not parallel to the side property line, the area of the building located inside the side yard setback shall be compensated by an equal or greater area within the segment of the side of the building located outside of the side yard setback and the side yard setback line.

2. Rear: The required rear yard setback for a portion of a building may be varied subject to all of the following limitations:

- a. No portion of a building used for dwelling purposes shall be closer than fifteen (15) feet to the rear line of the lot.
- b. Where the rear of the building is parallel to the rear property line, the average distance of the building from the rear property line shall equal the required rear yard setback. Said average distance shall be computed by multiplying the length of the various segments of the rear of the building by their corresponding distances from the rear property line and dividing the sum of the products by the total width of the rear of the building.

Where the rear of the building is not parallel to the rear property line, the area of the building located inside the rear yard setback shall be compensated by an equal or greater area within the segment of the side of the building located outside of the rear yard setback and the rear yard setback line.

Sec. 35-72.9. Distance Required Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet. *(Amended by Ord. 3837, 3/20/90)*

Sec. 35-72.10. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-72.11. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS. In addition, in any area subject to the provisions of this district, not more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction motor vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular parcel.

Sec. 35-73. EX-1 One-Family Exclusive Residential.**Sec. 35-73.1. Purpose and Intent.**

The purpose of this district is to provide for residential development for the area in the Coastal Zone known as Hope Ranch. It is the intent of this district to insure that such development protects the residential character of the area and is consistent with sound standards of public health, welfare, and safety.

Sec. 35-73.2. Processing.

No permits for development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits).

Sec. 35-73.3. Permitted Uses.

1. One single-family dwelling per legal lot. Such dwelling may be a mobile home certified under the National Mobile Home Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551, and subject to the provisions of Sec. 35-141 (General Regulations). Except as provided herein, trailers in any condition shall not be used for any purpose.
2. One guest house or artist studio, subject to the provisions in Sec. 35-120 (General Regulations). (*Amended by Ord. 3835, 3/20/90*)
3. Golf courses and facilities incidental and subordinate to such use (e.g., restaurant, pro shop) but not including commercial driving tees, ranges, putting courses or miniature golf courses.
4. Parks, playgrounds, and community facilities operated by a non-profit homeowners association.
5. Orchards, truck and flower gardens, and the raising of field crops.
6. Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
7. The keeping of animals and poultry subject to the provisions of Sec. 35-71.12.
8. Home occupations subject to the provisions of Sec. 35-121. (General Regulations).

9. One Attached Residential Second Unit subject to the provisions of Sec. 35-142. (Attached Residential Second Units). *(Added by Ord. 4169, 10/11/94)*
10. Uses, buildings, and structures customarily incidental to residential units and not involving the maintenance of a commercial enterprise on the premises. *(Amended by Ord. 4186, 3/14/95)*

Sec. 35-73.4. Uses Permitted With a Conditional Use Permit.

Only the following uses and no other uses whatsoever may be permitted by Conditional Use Permit pursuant to the procedures set forth in Sec. 35-172. (Conditional Use Permits).

1. Major Conditional Use Permits. *(Amended by Ord. 3395, 8/8/83)*
 - a. Club.
 - b. Educational institution for mentally normal persons.
 - c. Electric substations subject to regulations of the PU-Public Utilities District, Sec. 35-88.
 - d. Animals, use of property for animals in excess of the number permitted in this district.
2. Minor Conditional Use Permits.
 - a. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structure exceed an area of 800 square feet.
 - b. Special care homes.
 - c. One Detached Residential Second Unit, subject to the development standards and requirements set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-142A (Detached Residential Second Units) and DIVISION 11, PERMIT PROCEDURES, Sec. 35-172 (Conditional Use Permits). *(Amended by Ord. 4169, 10/11/94)*
 - d. Private Kennels. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-73.5. Minimum Lot Size.

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a gross lot area and a gross lot width as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

| <u>Zoning Symbol</u> | <u>Minimum Gross Lot Area</u> | <u>Minimum Gross Lot Width</u> |
|----------------------|-------------------------------|--------------------------------|
| 1.5-EX-1 | 1.5 acres | 150 feet |
| 2.5-EX-1 | 2.5 acres | 200 feet |
| 3.5-EX-1 | 3.5 acres | 225 feet |

2. For the purposes of this Section "lot width" is defined as the distance between the side lines of the lot measured at the front setback line of the main dwelling provided, however, that as to lots having no front setback line, lot width shall be the average distance between the side lines of the lot most nearly perpendicular to the nearest street, omitting easements or lot extensions necessary to gain access to such lots.
3. Dwellings may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance.

Sec. 35-73.6. Setbacks for Buildings and Structures.

1. Front: Seventy-five (75) feet from the center line of any street but one hundred and twenty-five (125) feet from the center line of any street having a right-of-way of 80 feet or more. A through lot shall be considered as having two front yards.
2. Side: On each side of a dwelling, twenty-five (25) feet, except as otherwise herein provided. The side yard setback required on the street side of a corner lot shall be the same as the front yard setback required on that street. In the case of a through lot, the side yards shall extend the full depth of the lot between street lines. For lots of less than 150 feet in width, not more than 33-1/3% of the total lot width shall be required for side yard setbacks, such reduced setbacks shall be equal in width on both sides of the lot for non-corner lots and equally reduced on both sides of the lot for corner lots. If the side yard setbacks are reduced for a dwelling under the preceding sentence, these reduced setbacks shall not apply to accessory buildings such as stables.
3. Rear: Twenty-five (25) feet.

4. Interior lots: On lots having no street frontage, all setbacks shall be a minimum of 25 feet.
5. Accessory Buildings:
 - a. Any portion of a main building designed for or occupied by an accessory use shall be so located as to comply with all requirements of this district relating to use, setbacks, and heights of buildings applicable to the main building.
 - b. Accessory buildings shall be located so as to conform to setback regulations of this district, except in the case of swimming pools and appurtenant structures wherein front, side, and rear setbacks may be decreased by 15 feet.

Sec. 35-73.7. Distance Required Between Buildings on the Same Building Site.

The minimum distance between buildings designed or used for human habitation on the same building site shall be fifty (50) feet. The minimum distance between a building designed or used for human habitation and any other building on the same building site shall be 10 feet if the detached building is one story or 15 feet if the detached building is two story.

Sec. 35-73.8. Height Limit

No building or structure shall exceed twenty-five (25) feet in height.

Sec. 35-73.9. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except:

1. There shall be provided at the time of the erection of the main building or structure, or at the time any main building or structure is enlarged, or guest houses erected, a minimum of 6 off-street parking spaces with adequate provisions for ingress from and egress to the street.
2. Not more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans,

pickup, or delivery or construction motor vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

Sec. 35-73.10. Maximum Gross Floor Area (Floor Area Ratio or FAR)

(Added by Ord. 4186, 3/14/95)

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7, (GENERAL REGULATIONS), Section 35-142.6.f. (Development Standards) for attached second units, or Sections 35-142A.6.5. (Development Standards) for detached second units.

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Sec. 35-74. DR Design Residential.

Sec. 35-74.1. Purpose and Intent.

It is the purpose of this district to provide areas for residential development in a wide range of densities, housing types, and design, and to create open space within new residential developments. The intent is to ensure comprehensively planned and well-designed single family and multiple residential developments.

Sec. 35-74.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-74.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits) except that development of one single-family dwelling on a single lot shall not require a Development Plan. Such single-family dwellings shall be subject to the processing and development requirements of the R-1/E-1 zoning district. *(Amended by Ord. 3959, 2/21/92).*

Sec. 35-74.4. Permitted Uses.

(Amended by Ord. 3518, 6/3/85)

1. Single family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, town houses, condominiums, cluster, and community apartment projects.
2. Parking lots, carports, and garages designed and used for individual units within the district and either adjacent to such units or centrally located to serve a group of units.
3. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-74.4., for use by on-site residents and/or employees of

- the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
4. Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises.
 5. Golf courses.
 6. Public parks, public playgrounds, and community centers.
 7. Home occupations, subject to the provisions of Sec. 35-121 (General Regulations).
 8. The following uses are permitted, subject to the regulations set forth in the R-1/E-1 district:
 - a. Keeping of animals.
 - b. Greenhouse, hothouse, and other plant protection structures.
 9. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced. *(Added by Ord. 3959, 2/21/92)*

Sec. 35-74.5. Uses Permitted With a Major Conditional Use Permit.

1. Dormitories, student housing facilities, residence halls, sororities, and fraternities located in an area where such facilities are to be used by students of a permitted educational institution.
2. Commercial kennels. *(Added by Ord. 4067, 8/18/92).*

Sec. 35-74.6. Uses Permitted With a Minor Conditional Use Permit.

1. Dining commons, cafeterias, tobacco and magazine shops, book stores, bicycle rental and repair shops, and similar facilities accessory and incidental to developments permitted in paragraph 1. hereof, provided such uses are within the building and designed and used solely for the service and convenience of the residential development to which they are accessory and incidental.
2. Residential Child Care Center. *(Amended by Ord. 3518, 6/3/85; Ord. 4067, 8/18/92)*
3. Private kennels. *(Added by Ord. 4067, 8/18/92).*

Sec. 35-74.7. Lot Size/Density.

The maximum density for each lot zoned DR shall be specified by a number following the DR on the lot on the applicable Santa Barbara County Zoning Map and said number represents the number of dwelling units per gross acre permitted on such lot, as follows:

| <u>District Designation</u> | <u>Dwelling Units Per Gross Acre</u> | <u>Gross Land Area Per Dwelling Unit</u> |
|-----------------------------|--------------------------------------|--|
| DR-0.1 | 0.1 | 435,600 (10 acres) |
| 0.2 | 0.2 | 217,800 (5 acres) |
| 0.33 | 0.33 | 130,680 (3 acres) |
| 0.5 | 0.5 | 87,120 (2 acres) |
| 1 | 1 | 43,560 |
| 1.5 | 1.5 | 29,040 |
| 1.8 | 1.8 | 24,200 |
| 2 | 2 | 21,780 |
| 2.5 | 2.5 | 17,424 |
| 3 | 3 | 14,520 |
| 3.3 | 3.3 | 13,200 |
| 3.5 | 3.5 | 12,445 |
| 4 | 4 | 10,890 |
| 4.6 | 4.6 | 9,470 |
| 5 | 5 | 8,712 |
| 6 | 6 | 7,260 |
| 7 | 7 | 6,222 |
| 8 | 8 | 5,445 |
| 9 | 9 | 4,840 |
| 10 | 10 | 4,356 |
| 12 | 12 | 3,630 |
| 12.3 | 12.3 | 3,540 |
| 14 | 14 | 3,111 |
| 16 | 16 | 2,722 |
| 20 | 20 | 2,178 |
| 25 | 25 | 1,742 |
| 30 | 30 | 1,452 |

Sec. 35-74.8. Setbacks for Buildings and Structures.

1. Front: Twenty (20) feet from the right-of-way line and fifty (50) feet from the centerline of any public street and forty-five (45) feet from the centerline of any private street.
2. Side and Rear: One-half the height of the building or structure.

Sec. 35-74.9. Distance Between Buildings.

The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be five (5) feet. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-74.10. Building Coverage.

Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units.

Sec. 35-74.11. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-74.12. Parking.

In addition to the requirements of DIVISIONS 6 - PARKING REGULATIONS, the following regulations shall apply:

1. Parking Area Setbacks. Uncovered parking areas shall be located no closer than fifteen (15) feet to the street right-of-way line nor closer than five (5) feet to any property line.
2. Design.
 - a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
 - b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences or walls. *(Amended by Ord. 4067, 8/18/92)*

Sec. 35-74.13. Open Space and Landscaping.

1. Not less than forty (40) percent of the net area of the property shall be devoted to common and/or public open space.
2. Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than five (5) feet in width.

3. Title to the common open space shall be held by a non-profit association of homeowners or by any other individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe which may include conveying to the County of Santa Barbara the rights to develop such property with anything except open space or noncommercial recreation.

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Sec. 35-75. PRD Planned Residential Development.***Sec. 35-75.1. Purpose and Intent.***

It is the purpose of this district to ensure comprehensively planned development of large acreages within designated urban areas that are intended primarily for residential use.

The intent of this district is to:

1. Promote flexibility and innovative design of residential development to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, and cultural resources of a site;
2. Encourage clustering of structures to preserve a maximum amount of open space;
3. Allow for a diversity of housing types; and,
4. Provide recreational opportunities for use by both the residents of the site and the public.

Sec. 35-75.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-75.3. Findings Required for Rezoning.

No property shall be rezoned to the PRD unless the Board of Supervisors shall first make the following findings:

1. That the property is of the type and character which is appropriate for a Planned Residential Development in accordance with the specific purpose and intent as set forth in Sec. 35.75.1.
2. That the property is within a designated urban area as shown on the Coastal Land Use Plan Maps.
3. That the property contains not less than 20 acres, all of which shall be included in the Preliminary Development Plan.
4. That the overall estimated population density which will result upon full development of the property under the Planned Residential Development District

in accordance with the Preliminary Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas.

5. That the proposed development as shown on the Preliminary Development Plan is in conformance with the applicable policies of the Coastal Land Use Plan and Coastal Zoning Ordinance.

Sec. 35-75.4. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

In addition to the other information required under Sec. 35-174.3. (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application.

1. Relationship of project to surrounding land uses.
2. A copy of the proposed Covenants, Conditions, and Restriction's including provisions for maintenance of open space, facilities, and services in the project site.

Sec. 35-75.5. Specific Plans.

For those areas requiring a Specific Plan, as set forth in the Coastal Land Use Plan, a Specific Plan shall be filed and approved prior to the submittal of a Preliminary Development Plan. The Director of Planning and Development shall waive the requirement for the Preliminary Development Plan if it is found that the approved Specific Plan provides the same information as required for a Preliminary Development Plan. All Development Plans shall be in conformance with the Specific Plan for the project area.

Sec. 35-75.6. Findings Required for Approval of Development Plans.

In addition to the findings for Development Plans set forth in Sec. 35-174.7 (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to PRD unless all the following findings are made:

1. That the density and type of the proposed development is in conformance with the PRD District and applicable Coastal Land Use Plan policies.

2. That adequate provisions have been made within the proposed CCR's to establish permanent care and maintenance of public and common open spaces and recreational areas and facilities.
3. That the buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

Sec. 35-75.7. Permitted Uses.

1. Residential units, either attached or detached, including single family dwellings, duplexes, row houses, town houses, apartments, and condominiums.
2. Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the residents of the development and/or the public, provided such facilities are not operated for remuneration.
3. Laundromat, meeting rooms, for use by residents of the development. (*Amended by Ord. 4067, 8/18/92*)
4. Where required by the Coastal Land Use Plan, resort visitor-serving facilities.
5. Home Occupations, subject to the provisions of Section 35-121 (General Regulations). (*Amended by Ord. 3836, 3/20/90*)
6. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-75.7., for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (*Added by Ord. 4067, 8/18/92*)
7. Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses.

Sec. 35-75.8. Uses Permitted With a Major Conditional Use Permit.

The following uses may be permitted in developments of two hundred (200) dwelling units or more, subject to the issuance of a Major Conditional Use Permit as provided in Sec. 35-172. (Conditional Use Permits).

1. Commercial recreational facilities provided that such facilities are compatible with residential use, i.e., racquet ball courts, swim or tennis clubs, etc.
2. Visitor-serving commercial facilities, i.e., a motel or restaurant, provided that the County shall proportionally reduce residential density otherwise permitted to accommodate facilities that provide overnight lodging.

3. Convenience establishments of a commercial and service nature serving such day to day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. Such convenience establishments shall be an integral part of the development, providing services related to the needs of the residents, and collectively occupying no more than two acres. These convenience establishments shall not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development or create traffic congestion or hazards to vehicular or pedestrian traffic.

Sec. 35-75.9. Requirements of Coastal Land Use Plan.

Additional site specific requirements for property designated for Planned Development, PD, on Coastal Land Use Plan Maps are set forth in the text of the Coastal Land Use Plan.

Sec. 35-75.10. Lot Size/Density.

No minimum lot size. The maximum density for each property zoned PRD is specified in the Coastal Land Use Plan. The total number of dwelling units shall not exceed the density specified.

Sec. 35-75.11. Setbacks.

There are no standard setback requirements provided in this district. Use of standard zoning methods generally employed throughout the unincorporated area of the County of Santa Barbara does not give adequate means by which the County can accomplish the results desired in this district.

Setbacks shall be proposed and approved on the Preliminary and Final Development Plans in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the PRD District. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.

Sec. 35-75.12. Building Coverage.

Not more than thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units and in no case shall the total building coverage exceed fifty (50) percent of the net area of the property.

Sec. 35-75.13. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-75.14. Parking.

In addition to the requirements of DIVISION 6-PARKING REGULATIONS, the following regulations shall apply:

1. Design.
 - a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
 - b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences or walls. *(Amended by Ord. 4067, 8/18/92)*

Sec. 35-75.15. Streets.

Streets may be public or private; however, all private streets shall be required to be constructed to County standards and adequate provisions shall be made in the CC&R's to ensure maintenance of private streets. The standards for any on-site improvements (streets, walks, drainage, and utilities) may be modified for a PRD by the County upon recommendation from the Transportation or Planning and Development Departments. Street design shall relate to the function of the street and, particularly in hillside areas, where no onstreet parking is necessary or permitted, street widths may be reduced. Innovation in street and walkway design, use of cul-de-sacs and loop streets, and reduction of grading for streets is encouraged. Vehicular access to individual lots or units shall generally be only from project streets.

Sec. 35-75.16. Open Space.

1. Amount. The County shall specify the required amount of public and common (private) open space in a Planned Residential Development at the time of approval of the Preliminary Development Plan but in no case shall the total amount of public and common open space be less than forty (40) percent of the gross acreage.

Determination of the appropriate amount of public and common open space shall be based on consideration of the following factors: (a) the need to protect for public use areas historically used by the public such as beaches and trails, (b) the avoidance of siting of structures in hazardous areas or on steep slopes, and (c) the protection of environmentally sensitive habitat areas and archaeological sites.

Lands to be preserved as open space may be dedicated in fee to the County of Santa Barbara or other public agency or may remain in private ownership with dedication of only appropriate scenic and/or open space easements. For lands counted as public open space that remain in private ownership, the County shall require granting of an easement guaranteeing the public's right of access and use of such open space.

2. **Maintenances of Public Open Space.** The County may require the applicant to maintain all public open spaces and related facilities for a specified period after occupancy of the PRD or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If applicant is to maintain public open spaces, prior to the issuance of any permits for construction, a bond or other approved security shall be posted guaranteeing such maintenance.
3. **Maintenance of Common Open Space.** The common open space shall be deeded to the Homeowners' Association and held in undivided ownership by the owners of the PRD. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvements and running with the land as described in the approved Final Development Plan.

Sec. 35-75.17. Landscaping.

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

Along each side or rear yard of the PRD District abutting property zoned other than PRD an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent properties from impacts of

noise or lighting and to provide separation between different uses. Such buffer shall be depicted on the Preliminary and Final Development Plan.

Sec. 35-75.18. Homeowners' Association.

At the time of submittal of the Preliminary Development Plan, the applicant shall file a description of the proposed organization of the Homeowners' Association including conditions, covenants, and restrictions that will govern the Association. Such description shall be reviewed by County Counsel who shall make a recommendation to the Planning Commission. Required provisions shall include but are not limited to the following:

1. The Homeowners' Association shall be established before the homes are sold.
2. Membership shall be mandatory for each home buyer and any successive buyer.
3. The Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities.
4. Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property.
5. The Association shall be able to adjust the assessment to meet changed needs.

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Sec. 35-76. SR-M Medium Density Student Residential.

Sec. 35-76.1. Purpose and Intent.

The purpose of this district is to provide for residential development which is unique to a student-oriented community. The intent is to provide for multiple residential development at moderate densities to mitigate potential adverse impacts on traffic, parking, open space, aesthetics, health, and safety and to encourage combining substandard lots to allow for a more efficient utilization of space.

Sec. 35-76.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary or Final Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary or Final Development Plan, the Preliminary or Final Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-76.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Section 35-174 (Development Plans), and with Section 35-169 (Coastal Development Permits) with the exclusion of single-family and duplex dwelling units.

Sec. 35-76.4. Permitted Uses.

1. One single family dwelling unit, one two-family dwelling or multi-unit dwellings.
(Amended by Ord. 4318, 6/23/98)
2. Parking lots, carports, and garages designed and used for individual units within the development and either adjacent to such units or centrally located to serve a group of units. The required parking may be located on lots within 500 feet of the lot containing the development requiring such parking, subject to conditions which will insure permanent maintenance of such parking spaces so long as the development exists.

3. Accessory uses, buildings, and structures which are incidental, and subordinate to, permitted uses and not involving the maintenance of a commercial enterprise on the premises.
4. Public parks, public playgrounds, and community centers.
5. Home occupations, subject to the provisions of Section 35-121 (General Regulations).
6. Orchard, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.
7. Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet, used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
8. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-76.4., for use by on-site residents and/or employees of the development; when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*

Sec. 35-76.5. Use Permitted With a Minor Conditional Use Permit.

1. Residential Child Care Center. *(Amended by Ord. 4067, 8/18/92)*
2. Commercial parking lot for residential land uses.
3. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet.
4. Meeting room, in excess of allowable bedrooms, for non-profit organizations, including fraternities and sororities.

Sec. 35-76.6. Lot Size/Density.

1. The maximum density for each lot zoned SR-M shall be specified by a number following the SR-M on the lot on the applicable Santa Barbara County Zoning Map and said number represents the maximum number of dwelling units per gross acre permitted on such lot, as follows:

| <u>District Designation</u> | <u>Dwelling Units Per Gross Acre</u> | <u>Gross Land Area Per Dwelling Unit</u> |
|-----------------------------|--------------------------------------|--|
| SR-M-8 | 8 | 5,445 |
| S-M-18 | 18 | 2,420 |

2. The proposed development shall be located upon a lot having a minimum net lot width of 65 feet and a minimum net lot area of 7,000 square feet. *(Amended by Ord. 4318, 6/23/98)*
3. A building or structure may be located upon a smaller lot if such lot, either:
 - a) is eligible for a Certificate of Compliance, or a Conditional Certificate of Compliance with all conditions satisfied, and such lot was, at the time of its creation, in conformity with the zoning ordinance then in existence; or
 - b) was approved under provisions of the State Subdivision Map Act and/or local ordinances adopted pursuant thereto.
4. For lots which have 100 feet or more of street frontage, buildings shall be sited in such a manner so as to avoid a continuous stretch of building along the street frontage by clustering the buildings on one side of the lot, breaking up the development into more than one building, or through other architectural design features to reduce the visual impact of the building(s).

Sec. 35-76.7. Bedroom Density.

1. There shall be not more than one bedroom for each 2,500 square feet of net lot area, provided however, that each lot is permitted at least three bedrooms. Dwelling unit area in excess of the following maximums shall be treated and counted as additional bedrooms for the purposes of this section, and for the purposes of Sec. 35-76.11, Parking, as follows: For each bedroom in excess of 160 square feet, for each studio dwelling unit in excess of 500 square feet, for each living room or dining room in excess of 400 square feet, and for each room other than the living room, dining room, kitchen, bathroom(s), and meeting room (if dwelling is occupied by a non-profit organization), each 80 square feet of excess area from all

units on a site combined shall count as additional area for which additional parking spaces shall be required, and each 160 square feet of such excess area shall count as an additional bedroom for the bedroom density standard.

Sec. 35-76.8. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the center line and twenty (20) feet from the right-of-way line of the street. For purposes of this paragraph, the right-of-way line shall be determined by the Public Works Department.
2. Side: On each side of the lot, 10 percent of the width of the lot but not less than five (5) feet. When the width of the required side yard exceeds ten feet, one side yard may be permitted to be retained at ten feet provided the amount in excess of ten feet is added to the other side yard.
3. Rear: Twenty-five (25) feet.

Sec. 35-76.9. Distance Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet, unless a more stringent standard is required by the Public Works Department. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-76.10. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-76.11. Parking.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Parking spaces to be permanently maintained on the same or nearby site within 500 feet of the lot on which the dwelling(s) is located for which the parking is required:
 - a. Single-family or multiple-residential unit: two spaces per studio or bedroom; however, a unit or units with a total of three bedrooms on any lot smaller than 7500 net square feet shall require a total of four parking spaces, provided that no additional parking for the unit(s) would be required under Sec. 35-76.7 (Bedroom Density).
 - b. Fraternities, sororities, dormitories, and boarding and lodging houses in Isla Vista: two spaces per studio or bedroom and one space per two employees.

2. Parking may be provided on a nearby site if permanently dedicated to the development.
3. Tandem parking shall be allowed on lots of 25 feet or less in width or to satisfy the parking requirements for legally nonconforming owner-occupied units. Dual tandem parking may be allowed in a two-by-two arrangement for a total of four parking spaces.
4. A one (1) foot encroachment into each side setback area shall be allowed for parking on lots of 25 feet or less in width.
5. Design
 - a. Parking areas shall be arranged so as to prevent through traffic to parking areas on other parcels.
 - b. Uncovered parking areas accommodating more than five vehicles located between the main building and any abutting street shall be screened from the street and from adjacent property by an ornamental masonry wall or screen planting or both in accordance with Sec. 35-115.3.
6. The parking standards required by this section shall not be subject to modification as provided in Section 35-174.8 (Development Plans).
7. Parking shall be allowed in the front setback areas on parcels located on the bluff, so long as a minimum of 5 feet is maintained between the right of way line of the adjacent street and the parking area.
8. Up to 30% of the required number of parking spaces may be provided as compact car spaces.

Sec. 35-76.12. Bicycle Parking Spaces.

All development within this district shall provide one (1) unenclosed and one (1) enclosed, permanently maintained and secure bicycle storage space for each bedroom and/or studio apartment within the development.

Sec. 35-76.13. Landscaping.

1. Not less than 15 percent of the net lot area shall be devoted to landscaping.
2. Landscaping shall be installed and permanently maintained in accordance with the approved Final Development Plan or Coastal Development Permit.

Sec. 35-76.14. Sidewalk.

Prior to the issuance of any Coastal Development Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by the Road Division of the Public Works Department for frontage improvement conditions. As a condition to the issuance of a Coastal Development Permit for any building or structure, the owner or his agent shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of his property that are determined by the County Department of Public Works, Road Division, to be reasonably related to the proposed use of the property.

Sec. 35-77. SR-H High Density Student Residential.

(Added by Ord. 3736, 11/21/88)

Sec. 35-77.1. Purpose and Intent.

The purpose of this district is to provide for residential development which is unique to a student-oriented community. The intent is to provide for multiple residential development at moderate densities to mitigate potential adverse impacts on traffic, parking, open space, aesthetics, health, and safety and to encourage the combining of substandard lots to allow for a more efficient utilization of space. The provision of affordable housing within this district shall be encouraged.

Sec. 35-77.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary or Final Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary or Final Development Plan, the Preliminary or Final Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-77.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Section 35-174 (Development Plans), and with Section 35-169 (Coastal Development Permits) with the exclusion of single-family and duplex dwelling units.

Sec. 35-77.4. Permitted Uses.

1. One single family dwelling unit, one two-family dwelling or multi unit dwellings.
(Amended by Ord. 4318, 6/23/98)
2. Dormitories, student housing facilities, residence halls, sororities and fraternities located in an area where such facilities are to be used by students of an educational institution.
3. Parking lots, carports, and garages designed and used for individual units within the development and either adjacent to such units or centrally located to serve a group of units. The required parking may be located on lots within 500 feet of the lot

- containing the development requiring such parking, subject to conditions which will insure permanent maintenance of such parking spaces so long as the development exists.
4. Accessory uses, buildings, and structures which are incidental, and subordinate to, permitted uses and not involving the maintenance of a commercial enterprise on the premises.
 5. Public parks, public playgrounds, and community centers.
 6. Home occupations, subject to the provisions of Section 35-121 (General Regulations).
 7. Orchard, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.
 8. Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet, used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
 9. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-77.4, for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Amended by Ord. 4067, 8/18/92)*
 10. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*

Sec. 35-77.5. Uses Permitted With a Minor Conditional Use Permit.

1. Residential Child Care Center. *(Amended by Ord. 4067, 8/18/92)*
2. Commercial parking lot for residential land uses.
3. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet.
4. Meeting room, in excess of allowable bedrooms, for non-profit organizations, including fraternities and sororities.

Sec. 35-77.6. Lot Size/Density.

1. The maximum density for each lot zoned SR-H shall be specified by a number following the SR-H on the lot on the applicable Santa Barbara County Zoning Map

and said number represents the maximum number of dwelling units per gross acre permitted on such lot, as follows:

| <u>District Designation</u> | <u>Dwelling Units Per Gross Acre</u> | <u>Gross Land Area Per Dwelling Unit</u> |
|-----------------------------|--------------------------------------|--|
| SR-H-20 | 20 | 2,178 |

2. The proposed development shall be located upon a lot having a minimum net lot width of 65 feet and a minimum net lot area of 7,000 square feet. *(Amended by Ord. 4318, 6/23/98)*
3. A building or structure may be located upon a smaller lot if such lot, either:
 - a) is eligible for a Certificate of Compliance, or a Conditional Certificate of Compliance with all conditions satisfied, and such lot was, at the time of its creation, in conformity with the zoning ordinance then in existence; or
 - b) was approved under provisions of the State Subdivision Map Act and/or local ordinances adopted pursuant thereto.
4. For lots which have 100 feet or more of street frontage, buildings shall be sited in such a manner so as to avoid a continuous stretch of buildings along the street frontage by clustering the buildings on one side of the lot, breaking up the development into more than one building, or through other architectural design features to reduce the visual impact of the building(s).

Sec. 35-77.7. Bedroom Density.

1. There shall be not more than one bedroom for each 1200 square feet of net lot area, provided however, that each lot is permitted at least three bedrooms. Dwelling unit area in excess of the following maximum shall be treated and counted as additional bedrooms for the purposes of this section and for the purposes of Sec. 35-77.12, Parking, as follows: For each bedroom in excess of 160 square feet, for each studio dwelling unit in excess of 500 square feet, for each living room or dining room in excess of 400 square feet, and for each room other than the living room, dining room, kitchen, bathroom(s), and meeting room (if dwelling is occupied by a non-profit organization), each 80 square feet of excess area from all units on a site combined shall count as additional area for which additional parking spaces shall

be required, and each 160 square feet of such excess area shall count as an additional bedroom for the bedroom density standard.

Sec. 35-77.8. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the center line and twenty (20) feet from the right-of-way line of the street. For purposes of this paragraph, the right-of-way line shall be determined by the Public Works Department.
2. Side: On each side of the lot, 10 percent of the width of the lot but not less than five (5) feet. When the width of the required side yard exceeds ten feet, one side yard may be permitted to be retained at ten feet provided the amount in excess of ten feet is added to the other side yard.
3. Rear: Twenty-five (25) feet.

Sec. 35-77.9. Distance Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet, unless a more stringent standard is required by the Public Works Department. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-77.10. Building Coverage.

Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units. Structures shall be sited taking into consideration the following factors: scenic qualities of the site, protection of natural and/or coastal resources, preservation of existing healthy trees on the site, design aesthetics, privacy and light, and solar exposure.

Sec. 35-77.11. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-77.12. Parking.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Parking spaces to be permanently maintained on the same or nearby site within 500 feet of the lot on which the dwelling(s) is located for which the parking is required:
 - a. Single-family or multiple-residential unit: two spaces per studio or bedroom.

- b. Fraternities, sororities, dormitories, and boarding and lodging houses in Isla Vista: two spaces per studio or bedroom and one space per two employees.
2. Parking may be provided on a nearby site if permanently dedicated to the development.
3. Tandem parking shall be allowed on lots of 25 feet or less in width or to satisfy the parking requirements for legally nonconforming owner-occupied units. Tandem parking shall be limited to one space behind another for a total of two parking spaces.
4. A one (1) foot encroachment into each side setback area shall be allowed on lots of 25 feet or less in width for parking.
5. Design
 - a. Parking areas shall be arranged so as to prevent through traffic to parking areas on other parcels.
 - b. Uncovered parking areas accommodating more than five vehicles located between the main building and any abutting street shall be screened from the street and from adjacent property by an ornamental masonry wall or screen planting or both in accordance with Sec. 35-115.3.
6. The parking standards required by this section shall not be subject to modification as provided in Section 35-174.8.
7. Up to 30% of the required number of parking spaces may be provided as compact car spaces.

Sec. 35-77.13. Bicycle Parking Spaces.

All developments within this district shall provide one (1) unenclosed and one (1) enclosed, permanently maintained and secure bicycle storage space for each bedroom and/or studio apartment within the development.

Sec. 35-77.14. Open Space and Landscaping.

1. Not less than 15 percent of the net lot area shall be devoted to landscaping.
2. Landscaping shall be installed and permanently maintained in accordance with the approved Final Development Plan or Coastal Development Permit.

Sec. 35-77.15. Sidewalk.

Prior to the issuance of any Coastal Development Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by the Road Division of the Public Works Department for frontage improvement conditions. As a condition to the issuance of a Coastal Development Permit for any building or structure, the owner or his agent shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of his property that are determined by the County Department of Public Works, Road Division, to be reasonably related to the proposed use of the property.

Sec. 35-77A. C-1 Limited Commercial

(Amended by Ord. 4318, 6/23/98)

Sec. 35-77A.1. Purpose and Intent.

The purpose of the C-1 zone district is to provide areas for commercial activities, including both retail businesses and service commercial activities, that serve the travelling public as well as the local community. This zone district allows diverse uses, yet restricts the allowable uses to those that are also compatible with neighboring residential land uses in order to protect such uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values. *(Amended by Ord. 4318, 6/23/98)*

Sec. 35-77A.2. Processing.

1. No permits for development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits).
2. Prior to the issuance of any coastal development permit for buildings and structures which exceed 5,000 square feet in gross floor area, a Final Development Plan shall be approved as provided in Sec. 35-174 (Development Plans).
3. Prior to the issuance of any coastal development permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-184 (Architectural Review.)

Sec. 35-77A.3. Permitted Uses.

1. Retail stores, shops or establishments supplying commodities for travellers, as well as residents in the surrounding neighborhood, provided that such enterprises are conducted entirely within an enclosed building, such as bakeries, ice cream shops, grocery and liquor stores, hardware and appliance stores, clothing and shoe stores, sporting goods stores, pet shops, prescription pharmacies, florist shops, automobile accessory stores, garden supply stores and other similar uses, but not including uses which are incompatible with their adjoining residential uses due to noise, glare, odor and hazardous material concerns, such as amusement enterprises, miniature golf courses, automobile and machinery sales or service establishments, music recording studios, pool supply stores or car washes.
2. Service uses conducted entirely indoors such as laundry, laundromats, dry-cleaning sub-stations, barber shops, beauty parlors, shoe repair and tailor shops,

- photography studios, radio and repair shops, physical fitness studios, and other similar uses.
3. Restaurants and cafes, including outdoor restaurant, cafe or tea room.
 4. Financial institutions such as banks, excluding corporate offices, and savings and loan offices and general business offices which would serve the neighborhoods, such as real estate offices and general practitioners' offices, but not including trade or business schools.
 5. Retail Plant nurseries.
 6. Community non-profit recycling facility.
 7. Child Care Facilities.
 8. One Single Family Residence, on a lot where there is no commercial use, subject to the regulations set out in Section 35-77A.6, Minimum Lot Size, and Section 35-71 (R-1/E-1). *(Amended by Ord. 4318, 6/23/98)*
 9. On lots where commercial uses are present, residential uses that are secondary to the primary commercial use.
 10. Any other uses which the Planning Commission determines to be similar in character to those enumerated in this section and not more injurious to health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, or vibration.
 11. Overnight visitor-serving accommodations such as bed-and-breakfasts, lodges and hostels.
 12. Accessory uses, buildings and structures which are customarily incidental to any of the above uses provided:
 - a. There shall be no manufacture, assembly, processing, or compounding of products other than such as are customarily incidental or essential to retail establishments.
 - b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

Sec. 35-77A.4. Uses Permitted with a Major Conditional Use Permit.

1. Small animal hospitals, provided all animals are kept within a completely enclosed, soundproofed building designed to eliminate outdoor odor and reduce the level of noise from such animals to the extent that adjacent residential properties will not be adversely affected in any way by noise or odors.
2. Hotels and Motels.

Sec. 35-77A.5. Uses Permitted with a Minor Conditional Use Permit.

1. Automobile service station, provided no gasoline is stored above ground.
2. Sales of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground.
3. Community Center.
4. Certified Farmer's Market *(Added by Ord. 4086, 12/15/92)*

Sec. 35-77A.6. Minimum Lot Size.

1. None, except for parcels where a single family residence is the only use and in those instances the minimum lot size shall be 5,000 square feet for lots located in the Summerland Community Plan planning area, and 7,000 square feet for all lots located outside the Summerland Community Planning area. *(Amended by Ord. 4318, 6/23/98)*

Sec. 35-77A.7. Setbacks.

1. Front: Thirty (30) feet from centerline and fifteen (15) feet from right-of-way. Open canopies, porches, and similar unenclosed structures may extend to within five (5) feet of the public right-of-way.
2. Side: Ten percent of the width of the lot but no less than five (5) feet and no greater than ten (10) feet.
3. Rear: Ten (10) percent of the depth of the lots, but in no case shall the rear setback be required to exceed ten (10) feet, except that for any lot having a rear boundary abutting a lot zoned for residential uses, the required rear yard setback shall be no less than twenty-five (25) feet.

Sec. 35-77A.8. Distance Required Between Buildings on the Same Building Site.

None, except that buildings devoted wholly or partially to a residential use shall have a minimum distance of five (5) feet from any other detached building on the same building site.

Sec. 35-77A.9. Height Limit.

1. No building or structure shall exceed 25 feet to the highest point of roof.

Sec. 35-77A.10. Parking.

As required in DIVISION 6, PARKING REGULATIONS, except that required parking spaces may be provided in publicly owned parking lots of legally constituted Parking Districts as long as the spaces provided are within a distance of no greater than 500 feet as measured along streets, not alleys, from the property line, subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.

Sec. 35-77A.11. Landscaping.

1. Along each side abutting a residential district, there shall be provided a minimum five (5) ft. wide landscape area. In addition, a minimum of fifteen (15) feet in width from the street right-of-way shall be landscaped.
2. For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department and installation and maintenance guaranteed by performance securities. *(Amended by Ord. 4318, 6/23/98)*
3. All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-77A.12. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.

Sec. 35-78. C-2 Retail Commercial.**Sec. 35-78.1. Purpose and Intent.**

To provide areas for local retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.

Sec. 35-78.2. Processing.

1. No permits for development including grading shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits).
2. Prior to the issuance of any coastal development permit for buildings and structures which total 5,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Development Plan shall be approved as provided in Sec. 35-174. (Development Plans). *(Amended by Ord. 4318, 6/23/98)*
3. Prior to the issuance of any coastal development permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-184. (Architectural Review).

Sec. 35-78.3. Permitted Uses.

1. Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades and pool halls. *(Amended by Ord. 4298, 3/24/98)*
2. Automobile service station, provided no gasoline is stored above ground.
3. New and used automobile and machinery sales, leases and rentals.
(Amended by Ord. 3960, 2/21/92).
4. Automobile and machinery repair and service if conducted wholly within a completely enclosed building or within an area enclosed by a solid wall, hedge, or fence not less than six feet in height approved as to design by the Board of Architectural Review, but not including automobile or machinery wrecking establishments or junk yards.
5. Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like.

6. Repair and service uses such as laundry and dry cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, copy shops, radio and TV repair shops, etc. *(Amended by Ord. 3960, 2/21/92)*
7. Restaurants, bars, cocktail lounges, and microbreweries that are secondary and accessory to a restaurant, bar, or lounge. *(Amended by Ord. 4298, 3/24/98).*
8. Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices.
9. Business, professional, and trade schools.
10. Hotels and motels.
11. Automobile parking lot.
12. Golf course, miniature or practice range.
13. Nursery.
14. Outdoor restaurant, cafe, or tea room.
15. Music recording studio.
16. Indoor theater.
17. Community non-profit recycling facility.
18. Residential uses existing at the time of adoption of this Article shall be considered permitted uses rather than legal nonconforming uses.
19. Any other light commercial use which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life or property, or other similar causes. *(Amended by Ord. 3960, 2/21/92)*
20. Spas or health clubs. *(Added by Ord. 4298, 3/24/98)*
21. Accessory uses, buildings, and structures, which are customarily incidental to any of the above uses provided:
 - a. There shall be no manufacture, assembly, processing, or compounding of products other than such as are customarily incidental or essential to retail establishments, and provided further that there shall be not more than five persons engaged in any such manufacture, processing, or treatment of products.

- b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life or property, or other similar causes. *(Amended by Ord. 3960, 2/21/92)*

Sec. 35-78.4. Uses Permitted With a Major Conditional Use Permit.

1. Amusement enterprises conducted partially or wholly outdoors.
2. Bus terminal.
3. Outdoor theater.
4. Swap meet.

Sec. 35-78.5. Uses Permitted With a Minor Conditional Use Permit.

(Amended by Ord. 4298, 3/24/98)

1. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
2. Automobile and machinery repair and service conducted partially or wholly outdoors.
3. Boat sales yard and boat repair and services, but not including painting or junk yards for boats. *(Amended by Ord. 3960, 2/21/92).*
4. Cabinet shop.
5. Cleaning and dyeing establishment.
6. Electrical shop.
7. Frozen food locker as part of a retail store.
8. Furniture repair and upholstery.
9. Handicraft-type industries subject to the provisions of Sec. 35-172.11. (Conditional Use Permits).
10. Lumber and building materials sales yard.
11. Mechanical car wash.
12. Plumbing, heating, and ventilating shop.
13. Pump sales and service.
14. Outdoor sale of pool supplies, patio furniture, and spas.

15. Sales of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground.
16. Sales or storage lot for trailers* and recreational vehicles. *(Amended by Ord. 3960, 2/21/92)*
17. Sign painting shop.
18. Trailer* and truck rentals.
19. Welding and small tool machine shop.

For the purposes of this section, the word "trailer" shall include, in addition to the trailers already included in the definition of trailer in Sec. 35-58, trailers used for carrying property.

20. Residences, provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use on the same lot. *(Amended by Ord. 4298, 3/24/98).*
21. Certified Farmer's Market. *(Added by Ord. 4086, 12/15/92)*
22. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*
23. Single Room Occupancy Facility. *(Added by Ord. 4169, 10/11/94)*

Sec. 35-78.6. Minimum Lot Size.

None.

Sec. 35-78.7. Setbacks for Buildings and Structures.

1. Front:
 - a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
 - b. In addition, forty-two (42) feet from the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the County's Comprehensive (General) Plan.
 - c. Open canopies, porches, roofed or unroofed, and similar accessory structures may encroach not more than 12 feet into the front setback area, provided that in no event shall such structures encroach upon a public street right-of-way.

2. Side:

None, except when side yards are provided, they shall be a minimum of three (3) feet.

(Amended by Ord. 3841, 3/20/90)

3. Rear: Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

Sec. 35-78.8. Distance Between Buildings.

None, except that the minimum distance for residential buildings be five (5) feet.

(Amended by Ord. 3839, 3/20/90)

Sec. 35-78.9. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-78.10. Parking.

As required in DIVISION 6, PARKING REGULATIONS, except that:

1. Required parking spaces shall be provided:
 - a. On the same lot or premises as the main building;
 - b. In public or private parking lots permanently committed to parking within 500 feet of the lot or premises on which the main building is located, as measured along streets not alleys; or
 - c. In publicly owned parking lots of legally constituted Parking Districts subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.
2. The minimum parking requirement shall be one parking space for each 500 square feet, or fraction thereof, of gross floor area:
 - a. When the gross floor area of the proposed buildings or structures and proposed addition to existing buildings or structures is less than 5,000 square feet, before the coastal development permit is approved, the Director shall review the adequacy of the proposed parking spaces and may (1) reduce the parking spaces required down to one parking space for each 750 square feet, or fraction thereof, if he/she finds that the proposed use requires less parking spaces or that there are off-lot or off-premise parking spaces available in the area on public streets or land permanently committed to parking, or (2) increase the parking spaces required up to one parking space for each 250 square feet, or fraction thereof, if he finds that the proposed use

requires more parking spaces or that there are inadequate off-lot or off-premise parking spaces available in the area on public streets or land permanently committed to parking.

- b. If the required parking spaces are reduced by the Director because of the proposed use, a subsequent change of use must provide the parking spaces required by this section, unless reduced by the Director.

Sec. 35-78.11. Landscaping.

For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department and installation and maintenance guaranteed by performance securities. *(Amended by Ord. 3842, 2/20/90)*

Sec. 35-78.12. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.

Sec. 35-79. C-3 General Commercial.

Sec. 35-79.1. Purpose and Intent.

The purpose of this district is to provide areas for wholesale and heavy commercial uses and services which are necessary within the County but which are not suited to the light commercial districts. The intent is to provide for these areas while protecting adjacent uses from negative influences such as noise, odor, lighting, and traffic.

Sec. 35-79.2. Processing.

1. No permits for development including grading shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits).
2. Prior to the issuance of any coastal development permit for buildings and structures which total 5,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Development Plan shall be approved as provided in Sec. 35-174. (Development Plans). *(Amended by Ord. 4318, 6/23/98)*
3. Prior to the issuance of any coastal development permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-184 (Architectural Review).

Sec. 35-79.3. Permitted Uses.

Provided the uses numbered 8 through 20 are conducted within a completely enclosed building, except that materials may be stored within an area enclosed by a solid wall, hedge or fence that is not less than 6 feet in height and approved by the Planning Commission if a Development Plan is required as set forth in Sec. 35-79.2 or by the Zoning Administrator if a Development Plan is not required. *(Amended by Ord. 3961, 3/21/92)*

1. All uses permitted in the C-2 district.
2. Bakery.
3. Bus terminal.
4. Frozen food locker.
5. Printing plant.
6. Storage warehouse, including mini-storage facilities. *(Amended by Ord. 3961, 2/21/92)*
7. Unenclosed used automobile sales lot.
8. Agricultural packing or processing plant.

9. Automobile, farm implement and machinery repair, sales and service but not automobile wrecking yards or junk yards.
10. Blacksmith shop, welding shop, or machine shop.
11. Carpenter and cabinet shop.
12. Cleaning and dyeing establishment.
13. Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. *(Amended by Ord. 3961, 2/21/92)*
14. Furniture repair and upholstery.
15. Heating, plumbing, or ventilating supplies, sales and service.
16. Lumber and building materials sales yard.
17. Sign painting store.
18. Wholesale distributing center.
19. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
20. Contractor's equipment storage yard. *(Added by Ord. 3961, 2/21/92)*
21. Residential uses existing at the time of adoption of this Article shall be considered permitted uses rather than legal nonconforming uses.
22. Any other retail or wholesale store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
23. Accessory uses, buildings, and structures, which are customarily incidental to any of the above uses, provided:
 - a. There shall be no manufacture, assembling, processing, or compounding, of products other than such as are customarily incidental or essential to the above uses, and provided further that there shall be not more than five

persons engaged in any such manufacture, processing, or treatment of products.

- b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life or property, or other similar causes. *(Amended by Ord. 3961, 2/21/92)*

Sec. 35-79.4. Uses Permitted With a Major Conditional Use Permit.

1. Amusement enterprises conducted partially or wholly outdoors.
2. Outdoor theater.
3. Swap meet.

Sec. 35-79.5. Uses Permitted With a Minor Conditional Use Permit.

1. Mechanical car wash.
2. Handicraft-type industries subject to the provisions of Sec. 35-172.11.
3. Residences, provided the residential use is secondary to a primary commercial use on the same lot. *(Amended by Ord. 3961, 2/21/92)*
4. Certified Farmer's Market. *(Added by Ord. 4086, 12/15/92)*
5. Single Room Occupancy Facility. *(Added by Ord. 4169, 10/11/94)*
6. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*

Sec. 35-79.6. Minimum Lot Size.

None.

Sec. 35-79.7. Setbacks for Buildings and Structures.

1. Front:
 - a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
 - b. In addition, forty-two (42) feet of the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the County's Comprehensive (General) Plan.
 - c. Open canopies, porches, roofed or unroofed, and similar accessory uses may encroach not more than twelve (12) feet into the front setback area, provided that in no event shall such uses encroach upon a public street right-of-way.

2. Side:
 - a. Five (5) feet.
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

Sec. 35-79.8. Distance Between Buildings.

None, except that the minimum distance for residential buildings shall be five (5) feet. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-79.9. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-79.10. Parking.

As required in DIVISION 6, PARKING REGULATIONS.

Sec. 35-79.11. Landscaping.

For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department and installation and maintenance guaranteed by performance securities. *(Amended by Ord. 3842, 3/20/90)*

Sec. 35-79.12. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.

Sec. 35-80. CH Highway Commercial.**Sec. 35-80.1. Purpose and Intent.**

The purpose of this district is to provide areas adjacent to highways or freeways exclusively for uses which serve the highway traveler.

Sec. 35-80.2. Processing.

1. No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).
2. No Preliminary Development Plan is required for property zoned CH.
3. A Final Development Plan shall not be required for the following, provided all other requirements of the CH District are complied with:
 - a. Any extension or addition of uses, buildings, or structures on property developed as of February 1, 1963.
 - b. Legal lots containing less than 20,000 square feet of net land area created on or before February 1, 1963.

Sec. 35-80.3. Permitted Uses.

1. Motels and hotels.
2. Restaurants.
3. Automobile service stations and garages, but not including junk yards or the storage or wrecking of used cars or machinery. *(Amended by Ord. 4067, 8/18/92)*
4. Dwellings occupied by the owner or his employees, and their families, where such persons manage or operate the principal use of the property, including persons acting as caretakers or night watchmen, whose work makes it essential that they reside on the property.
5. Bus terminals and train stations.
6. Such agricultural uses as are permitted on any abutting parcel zoned in an agriculture or residential district.
7. Mini-mart/Convenience Stores of less than 3000 square feet of floor area. *(Added by Ord. 4067, 8/18/92)*

8. Any other use which the Planning Commission determines to be a commercial establishment operated primarily for the purpose of serving the essential needs of travelers on highways.
9. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-80.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
10. Accessory uses, buildings, or structures customarily incidental to the above uses.

Sec. 35-80.4. Uses Permitted With a Major Conditional Use Permit.

1. Overnight recreation-vehicle facilities.
2. Stadium, drive-in theater, or other establishment where large assemblages of people and automobiles are involved, but not including swap meets.
3. Wholesale establishments distributing materials and products essential to agriculture and farming operations, except manure.
4. Retail grocery stores not exceeding 5,000 square feet of market area.

Sec. 35-80.5. Uses Permitted With a Minor Conditional Use Permit.

1. Commercial driving tees, putting ranges, and golf courses.
2. Truck service station (defined as a place of business primarily engaged in providing service station facilities for cargo vehicles.).
3. Mechanical car washes, except where the property abuts a residential district, subject to the construction of masonry walls, fencing, installation of landscaping, and other methods of reducing noise effects on abutting property, and subject to such controls over access, parking, and landscaping as will make such use compatible with adjacent uses.
4. Residences provided the residential use is secondary to a primary commercial use on the same lot. *(Amended by Ord. 3962, 2/21/92)*

Sec. 35-80.6. Setbacks for Buildings and Structures.

1. Front: Fifteen (15) feet from the right-of-way line of any street.
2. Side and Rear: None, except within the side yards adjacent to the front yard, the front yard setback shall apply. However, where the lot abuts property in a different

zoning district classification the side and rear setbacks of the abutting district shall apply to such lot.

Sec. 35-80.7. Coverage.

Not more than forty (40) percent of the net lot area shall be occupied by buildings and structures provided however that this requirement may be waived by the Director in the case of legal lots containing less than 20,000 square feet in net land area created prior to February 1, 1963.

Sec. 35-80.8. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-80.9. Parking.

As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-80.10. Landscaping/Screening.

1. Not less than five (5) percent of the net lot area shall be landscaped.
2. Along each side or rear boundary abutting a residential district there shall be provided an ornamental masonry wall not less than six (6) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets, plus a row of trees of a type approved by the Director, which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
3. Where property on the opposite side of an existing or proposed street is zoned for residential uses, there shall be provided along each boundary abutting such street an ornamental masonry wall not less than three (3) feet in height, except at access points. Said wall shall be set back from the property line not less than three (3) feet, which setback shall be landscaped, provided however, that no such wall shall be required along the front line of a service station. These conditions may be modified by the Director or Planning Commission when it is found that because of street width or other conditions, such protection of residential values on the opposite side of the street is not required.
4. Said landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

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Sec. 35-81. C-V Resort/Visitor Serving Commercial.***Sec. 35-81.1. Purpose and Intent.***

The purpose of the Resort/Visitor Serving Commercial district is to provide for tourist recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the site through comprehensive site planning. It is the intent of this district to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. Where this district is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.

Sec. 35-81.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-81.3. Processing.

(Amended by Ord. 4196, 5/16/95)

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits). Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.4. Findings Required for Approval of Development Plans.

In addition to the findings for Development Plans set forth in Sec. 35-174.7. (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to Resort/Visitor Serving Commercial unless the Planning Commission also makes the following findings:

1. For development in rural areas as designated on the Coastal Land Use Plan Maps, the project will not result in a need for ancillary facilities on nearby land, i.e., residences, stores, etc.

2. For developments surrounded by areas zoned residential, the proposed use is compatible with the residential character of the area.
3. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.
(Added by Ord. 4196, 5/16/95)

Sec. 35-81.5. Permitted Uses.

1. Resort, guest ranch, hotel, motel, country club, convention and conference center.
2. Light commercial uses (i.e., barber and beauty shops, gift shops, restaurants, etc.) normally associated with the needs of visitors, provided such commercial activities are so designed and limited as to be incidental and directly oriented to the needs of visitors and do not substantially change the character of the resort/visitor-serving facility.
3. Recreational facilities, including but not limited to piers, boat docks, golf courses, parks, playgrounds, riding and hiking trails, tennis courts, swimming pools, beach clubs.
4. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-81.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
5. Accessory uses, buildings, and structures which are customarily incidental to the above uses.

Sec. 35-81.6. Uses Permitted With A Major Conditional Use Permit.

1. Public riding stable, campgrounds (including tent camping, camper and recreational vehicle parks), and hostels.
2. In areas designated as rural on the Coastal Land Use Plan maps, a gas station may be permitted if no such facility exists within ten miles of the perimeter of the site.

Sec. 35-81.7. Uses Permitted With a Minor Conditional Use Permit.

(Added by Ord. 3963, 2/21/92)

1. Residences, provided the residential use is secondary to a primary commercial use on the same lot.

Sec. 35-81.8. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side and Rear: Twenty (20) feet.
3. In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.

Sec. 35-81.9. Height Limit.

(Amended by Ord. 4196, 5/16/95)

No building or structure shall exceed a height of thirty-five (35) feet. In addition, for development surrounded by areas zoned residential, no building or structure shall exceed two (2) stories. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.10. Parking.

(Amended by Ord. 4196, 5/16/95)

As provided in DIVISION 6--PARKING REGULATIONS, except that the Planning Commission may require additional parking for projects that provide for public access to and use of recreational facilities or open space. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.11. Open Space.

1. A minimum of 40 percent of the net area of the lot(s) shall be retained in public and/or common open space.
2. For developments surrounded by areas zoned residential, not more than one-third (1/3) of the gross area of the lot(s) shall be covered by buildings and structures.

Sec. 35-81.12. Landscaping.

(Amended by Ord. 4196, 5/16/95)

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan. Along each side or rear yard abutting a residential district, an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent residents from impacts of noise or lighting and to provide separation between residential and commercial uses. Such buffer

shall be included in the Preliminary and Final Development Plan. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-82. SC Shopping Center

Sec. 35-82.1. Purpose and Intent.

The purpose of this district is to establish provisions for the comprehensive development of property suitable for commercial use. The intent is to piecemeal commercial development in areas which may be more appropriate for a clustered shopping center use.

Sec. 35-82.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-82.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-82.4. Categories of Shopping Centers.

Shopping centers shall be classified according to net area as follows:

1. Convenience Shopping Center up to 2 acres
2. Neighborhood Shopping Center over 2 acres to 15 acres
3. Community Shopping Center over 15 acres to 40 acres
4. Regional Shopping Center over 40 acres

Sec. 35-82.5. Permitted Uses.

1. Convenience Shopping Center.
 - a. Retail stores and shops, but excluding the assembly, manufacture, processing, or fabrication of any goods.
 - b. Stores, shops and establishments offering services as follows:
 - 1) Barber shop.
 - 2) Beauty shop.

-
- 3) Cleaning and pressing shop and laundry agency having a floor area of not to exceed 2,000 square feet.
 - 4) Self-service laundry or cleaning establishment.
 - 5) Shoe repair shop.
 - 6) Service station in conjunction with other commercial establishments.
- c. Restaurants, delicatessen, cafes, and bars and associated preparation of meals to take out.
 - d. Offices.
 - e. Any other store, shop or establishment offering goods at retail or services which the Planning Commission finds is similar in character to those enumerated above and is essential to the daily needs of the residents of the surrounding area and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property values, danger to life and property, or other similar causes.
 - f. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by the Section 35-82.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
2. Neighborhood Shopping Centers.
- a. All uses permitted in a Convenience Shopping Center.
 - b. Shops involving the preparation of food for sale on or off premises and having a floor area of not to exceed 5,000 square feet.
 - c. Banks.
 - d. Furniture upholstery and interior decorating shop.
 - e. Service stations.
 - f. Any other store, shop or establishment offering goods at retail or services which the Planning Commission finds is similar in character to those

enumerated above and is essential to the daily needs of the residents of the surrounding area and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property values, danger to life and property, or other similar causes.

3. Community and Regional Shopping Centers.
 - a. All uses in a Neighborhood Shopping Center.
 - b. Bowling alley or other indoor recreational establishment.
 - c. Motel, hotel, lodge.
 - d. Theater.
 - e. Funeral parlor or mortuary.
 - f. Any other store, shop or establishment offering goods at retail or services which the Planning Commission finds is similar in character to those enumerated above and is essential to the daily needs of the residents of the surrounding area and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property values, danger to life and property, or other similar causes.

Sec. 35-82.6. Uses Permitted With a Major Conditional Use Permit.

1. In Neighborhood Shopping Centers.
 - a. Bowling alley or other indoor recreational establishment.
 - b. Motel.
2. In Community and Regional Shopping Centers.

Other types of commercial and non-industrial establishments not enumerated under Sec. 35-82.5. Permitted Uses.

Sec. 35-82.7. Uses Permitted with a Minor Conditional Use Permit.
(Added by Ord. 4086, 12/15/92)

1. Certified Farmer's Market.

Sec. 35-82.8. Setbacks for Buildings and Structures.

1. Front. Twenty (20) feet from the right-of-way line of a street bordering the shopping center, except that the Planning Commission may alter such setback to

conform to the average setback of existing buildings on lots within the same block and on the same side of the street.

2. Side and Rear. None, except fifty (50) feet from any boundary abutting the side or rear yard of a residential district, provided, however, that such distance shall be reduced to twenty (20) feet for a Convenience Shopping Center.

Sec. 35-82.9. Coverage.

Not more than thirty (30) percent of the net area shall be occupied by buildings and structures.

Sec. 35-82.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-82.11. Parking.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. There shall be at least 3 square feet of off-street parking area (including parking spaces and driveways but excluding walkways, landscaping, loading areas, and unused land) for each 1 square foot of gross floor area or fraction thereof enclosed within a building or used for outdoor storage or sales space.
2. Bowling alleys shall provide at least eight parking spaces for each bowling lane.
3. The required parking area shall be provided on the property within the SC District or within 500 feet of the building being served, as measured along streets not alleys.

Sec. 35-82.12. Landscaping/Screening.

1. Not less than five percent of the net lot area shall be landscaped.
2. Along each side or rear boundary abutting a residential district there shall be provided an ornamental masonry wall not less than six (6) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets, plus a row of trees which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
3. Where property on the opposite side of an existing or proposed street is zoned for residential use, there shall be provided along each boundary abutting such street an ornamental masonry wall not less than three (3) feet in height, except at access

points. Said wall shall be set back from the property line not less than three (3) feet, which setback shall be landscaped.

4. These conditions may be modified by the Planning Commission when it finds that such modifications are warranted by topographic conditions.
5. Such landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

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Sec. 35-83. PI Professional and Institutional.***Sec. 35-83.1. Purpose and Intent.***

The purpose of this district is to provide appropriately located areas for professional uses and for educational, institutional, governmental, and other public facilities. It is the intent of this district to ensure that such uses are well-designed and landscaped so as to be harmonious with surrounding land uses.

Sec. 35-83.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-83.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-83.4. Permitted Uses.

1. Professional offices, studios, and office buildings.
2. Hospitals, sanitariums, medical clinics, special care homes, and similar buildings, when used for the treatment of human ailments, subject to the approval as to need of the Santa Barbara Subarea Advisory Counsel of the Health Systems Agency, Ventura-Santa Barbara.
3. Eleemosynary and philanthropic institutions for human beings.
4. Churches, libraries, museums, and schools, including business schools, but not including dance halls nor trade schools using heavy equipment.
5. Community, civic center, and governmental buildings and structures.
6. Clubs, golf courses, and country clubs.
7. Cemetery, crematory, or mausoleums.
8. Off-street parking facilities accessory and incidental to an adjacent commercial use.

9. Any other professional or institutional use which the Planning Commission finds is similar in character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes.
10. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-83.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
11. Banks and savings and loans offices. *(Added by Ord. 4298, 3/24/98)*
12. Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses.

Sec. 35-83.5. Uses Permitted With Major Conditional Use Permit.

1. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
2. Restaurants located in an office building, but not including drive-through or fast food restaurants and not including cocktail lounges or bars.

Sec. 35-83.6. Uses Permitted with a Minor Conditional Use Permit.

(Added by Ord. 3964, 2/21/92)

1. Residences, provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use on the same lot. *(Amended by Ord. 4298, 3/24/98)*
2. Certified Farmer's Market. *(Added by Ord. 4086, 12/15/92)*

Sec. 35-83.7. Limitation on Uses.

No sales, production, repair, or processing shall take place on any site except to the extent necessary for and incidental to operation of the permitted or conditionally permitted uses.

Sec. 35-83.8. Setbacks for Buildings and Structures.

1. Front: Forty-five (45) feet from the centerline and fifteen (15) feet from the right-of-way line of any public street, provided, however, that no portion of a

building or structure designed for housing automobiles which opens directly onto a public street shall be located closer than twenty (20) feet to said right-of-way line.

2. Side and Rear: Fifteen (15) feet.

Sec. 35-83.9. Distance Between Buildings.

None, except that the minimum distance for residential buildings shall be five (5) feet. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-83.10. Building Coverage.

Not to exceed forty (40) percent of the net area of the property shall be covered with any portion of a building.

Sec. 35-83.11. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-83.12. Parking.

In addition to the requirements of DIVISION 6--PARKING REGULATIONS, the following regulations shall apply:

Required Spaces. For offices, one parking space for each 200 square feet of floor space.

Sec. 35-83.13. Landscaping.

Not less than ten (10) percent of the net area of the property shall be devoted to landscaping. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

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Sec. 35-84. M-RP Industrial Research Park.

Sec. 35-84.1. Purpose and Intent.

The purpose of this district is to provide areas exclusively for light industry, technical research, and business headquarters office uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjoining non-industrial area.

Sec. 35-84.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-84.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-84.4. Permitted Uses.

1. Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriters, and related equipment.
2. Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas.
3. Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries.
4. Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties.

5. Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.
6. Printing, embossing, engraving, etching, lithographic, and bookbinding plants.
7. Experimental photo or motion picture film, research, and testing laboratories.
8. Scientific instrument and equipment manufacture or precision machine shops.
9. Manufacture of optical goods.
10. Packaging business.
11. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district.
12. Storage warehouse and wholesale distributing.
13. Research, development, and testing laboratories and facilities.
14. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this district and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life or property, or similar causes.
15. Aquaculture subject to the provisions of Sec. 35-136 (General Regulations).
16. Restaurant or coffee shop for the use of the employees in the industrial research park.
17. Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park.
18. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-84.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
19. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*
20. Accessory uses, buildings, and structures, which are customarily incidental to any of the above uses.

Sec. 35-84.5. Uses Permitted With a Major Conditional Use Permit.

1. On shore oil development including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals, subject to the requirements set forth in DIVISION 9--OIL AND GAS FACILITIES.

Sec. 35-84.6. Uses Permitted with a Minor Conditional Use Permit.

(Added by Ord. 4086, 12/15/92)

1. Certified Farmer's Market.

Sec. 35-84.7. Performance Standards.

1. All activities, other than incidental loading and unloading, and other incidental handling, shall be conducted wholly within a completely enclosed building.
2. The volume of sound, measured during calm air conditions, generated by or resulting from any use, other than motor vehicles, operated in any lot shall not exceed fifty (50) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. The ground vibration generated by any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
4. Except for the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.
5. All activities shall be conducted in such a manner so as not to be injurious to the health, safety or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-84.8. Minimum Lot Size.

Each lot shall have a minimum net lot area of one acre.

Sec. 35-84.9. Setbacks for Buildings and Structures.

1. Front:
 - a. Eighty (80) feet from the centerline and fifty (50) feet from the right-of-way line of any street.
 - b. From secondary interior streets of an industrial research park, twenty (20) feet from the right-of-way line of the street.

2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front setback of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-84.10. Coverage.

Not more than 35 percent of the net area of the property shall be occupied by buildings and structures.

Sec. 35-84.11. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-84.12. Parking.

As required in DIVISION 6--PARKING REGULATIONS.

Sec. 35-84.13. Landscaping.

Not less than 30 percent of the net area of the property shall be landscaped. All landscaping shall be in conformance with the approved Final Development Plan. In addition, where any portion of a lot abuts a lot in a residential district, the first twenty (20) feet of the rear setback or the first five (5) feet of the side setback shall be landscaped and a masonry wall not less than six (6) feet in height shall be provided.

Sec. 35-84A. M-S-GOL Service Industrial-Goleta.

(Added by Ord. 4110, 7/20/93)

Sec. 35-84A.1. Purpose and Intent.

The purposes of this district are: 1) to provide for uses of a service and/or light industrial nature particularly those related to manufacturing associated with small start-up businesses, the manufacturing of components of local high technology firms and a variety of storage uses, which are less employee intensive than similar uses permitted in related zone districts; and 2) to limit employment levels to approximately 25 employees per acre in order to be consistent with the Airport Land Use Plan and to maintain acceptable levels of service on area roadways. The intent is to ensure that such uses are well designed and landscaped so as to be harmonious with surrounding areas. This zone district applies only within the Goleta Community Planning Area as identified in the "Goleta Planning Area Land Use map".

Sec. 35-84A.2. Preliminary Development Plan to be included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-84A.3. Processing.

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-84A.4. Permitted Uses. *(Amended by Ord. 4318, 6/23/98)*

1. Agricultural packing and processing plant.
2. Bakery and baked goods distribution outlet.
3. Carpenter and cabinet shop.
4. Electrical repair shop.
5. Feed and fuel store.
6. Frozen food locker.

7. Furniture repair and upholstering.
8. Heating, plumbing, or ventilating supplies, wholesale sales and service.
9. Sign fabrication and painting shop.
10. Storage warehouse.
11. Wholesale nursery supplies.
12. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
13. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section, for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels.
14. Farm implement and machinery repair, and associated supplies and service, and automotive repair and sales, and associated supplies and services.
15. Automobile wrecking or junk yards.
16. Boat sales yard or building yard.
17. Building material manufacturing plant, including concrete mixing plant.
18. Community recycling facility.
19. Contractors' equipment storage yard, or rental of equipment.
20. Irrigation pipe, supplies, sales and storage.
21. Lumber and building materials sales yard.
22. Machine Shop including blacksmith shop, sheet metal shop, and welding shop.
23. Storage yard or warehouse including mini-storage facilities.
Trailer*, automobile and truck rentals. Vehicle parking or storage lot (automobile, bus, truck, cab).

*For the purpose of this section, the word "trailer" shall include, in addition to the definition of trailer in DIVISION 2, DEFINITIONS, trailers used for carrying property.

24. Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district:
 - a. Business machines.
 - b. Drugs, pharmaceutical and chemicals.
 - c. Electrical and electronic appliances and instruments and their components.
 - d. Scientific instruments and equipment.
 - e. Optical goods.
 - f. Printing, bookbinding, blue-printing and photocopying plant.
 - g. Industrial cleaning and dyeing establishment.
25. Any other use that the Planning Commission finds is of similar character to those enumerated in this section, is consistent with this districts purpose and intent and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
26. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including ancillary offices subordinate to the primary industrial or commercial uses consistent with the purpose and intent of this district.

Sec. 35-84A.5. Uses Permitted with a Minor Conditional Use Permit.

1. A Residence, provided the residential use serves as a watchman's quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot.

Sec. 35-84A.6. Uses permitted with a Major Conditional Use Permit.

1. Swap meet.

Sec. 35-84A.7. Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBL at or beyond any point along the property boundary upon which such use is located.
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without

instruments at any point along the boundary of or outside of the lot upon which such use is located.

4. No offensive odors or fumes, noxious gases, or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
5. Except for that associated with the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.
6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-84A.8. Minimum lot size.

None.

Sec. 35-84A.9. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-84A.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-84A.11. Parking.

As provided in DIVISION 6, PARKING REGULATIONS

Sec. 35-84A.12. Landscaping/Screening.

1. Not less than ten (10) percent of the net lot area shall be landscaped.
2. All landscaping shall be in conformance with the approved Development plan.
3. All front property lines shall be landscaped with a minimum of a ten-foot wide planted area.
4. The first five (5) feet of any setback area abutting a lot in a residential district shall be landscaped and a masonry wall not less than six (6) feet shall be provided.
5. Outdoor storage areas shall be screened from view of any street by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than ten (10) feet to the street right-of-way line. The space between the wall or fence and the right of way line shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the County Board of Architectural Review to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature. Tree height may be reduced where height is restricted by the F Airport Approach Overlay District.
6. Installation and maintenance of said landscaping shall be guaranteed by performance securities.

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Sec. 35-85. M-1 Light Industry.***Sec. 35-85.1. Purpose and Intent.***

The purpose of this district is to provide areas exclusively for light industrial uses. The intent is to encourage sound industrial development by setting forth appropriate areas for these uses and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.

Sec. 35-85.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-85.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-85.4. Permitted Uses.

1. All uses permitted in the C-3 district except C-2 district uses and residential uses.
2. All uses permitted in the M-RP district.
3. Building material manufacturing plant, including concrete mixing plant.
4. Equipment storage yard. *(Amended by Ord. 4298, 3/24/98)*
5. Fuel yard.
6. Draying, freighting, or trucking yard or terminal.
7. Public works, public service or public utility service yards, or electrical substations.
8. Small boat building, not including ship building.
9. Light recreational uses and facilities such as tennis courts, gymnasium, and racquetball courts which are operated only for the use of the employees of the industrial establishment.
10. The following uses when conducted within a completely enclosed building:

- a. The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
 - b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared material: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.
 - c. The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.
 - d. The manufacture of furniture.
 - e. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing.
 - f. Blacksmith shop, machine shop, and punch presses excluding drop hammers and automatic screw machines.
 - g. Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors.
11. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
 12. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-85.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4067, 8/18/92)*
 13. Emergency Shelter. *(Added by Ord. 4169, 10/11/94)*

14. Accessory uses, buildings, and structures, which are customarily incidental to any of the above uses, not including retail sale by manufacturing enterprises.
15. Orchards, truck and flower gardens, raising of field crops, or other such agricultural uses as are permitted on any abutting parcel zoned for agricultural or residential uses. *(Added by Ord. 4298, 3/24/98)*

Sec. 35-85.5 Uses Permitted With a Major Conditional Use Permit.

1. Those uses specified as permitted uses in the C-2 district with the exception of existing residential uses.
2. Onshore oil development, including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals subject to the requirements set forth in DIVISION 9--OIL AND GAS FACILITIES.

Sec. 35-85.6. Uses Permitted with a Minor Conditional Use Permit.

(Added by Ord. 4086, 12/15/92)

1. Certified Farmer's Market.

Sec. 35-85.7. Performance Standards.

1. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed seventy (70) decibels at any point along the boundary or outside of the lot upon which such use is located.
2. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
3. No offensive odors or fumes, noxious gases, or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
4. Except for the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.
5. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-85.8. Minimum Lot Size.

None.

Sec. 35-85.9. Setbacks for Buildings and structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of the street.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-85.10. Coverage.

Not more than fifty (50) percent of the net area of the property shall be occupied by buildings and structures.

Sec. 35-85.11. Height Limit.

No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-85.12. Parking.

As provided in division 6-PARKING REGULATIONS

Sec. 35-85.13. Landscaping/Screening.

1. Not less than ten (10) percent of the net lot area shall be landscaped.
2. The side and rear property lines shall be landscaped with a minimum of a five (5) foot wide planted area and the front property line shall be landscaped with a minimum of a ten (10) foot wide planted area.
3. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five (5) foot wide planted area, a masonry wall not less than six (6) feet in height shall be provided along such abutting portion.

4. Outdoor storage areas shall be screened from view of any street by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than five (5) feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the Planning and Development Department to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature. *(Amended by Ord. 3842, 3/20/90)*

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Sec. 35-86. M-2 General Industry.***Sec. 35-86.1. Purpose and Intent.***

The purpose of this district is to allow for all types of industrial uses while providing the level of review of projects that is necessary to ensure that adverse impacts will be minimized and that these uses will be compatible with surrounding properties.

Sec. 35-86.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-86.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-86.4. Permitted Uses.

With the exception of the refining of oil and gas products, processing facilities for offshore oil and gas development and marine terminals, all industrial uses are permitted, except that the following uses are permitted subject to the issuance of a Major Conditional Use Permit pursuant to Sec. 35-172. (Conditional Use Permits):

1. Cement lime or building materials manufacture or processing.
2. Chemical manufacture.
3. Distillation or reduction of bones.
4. Explosives manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. Fish cannery or packing plant.
8. Manufacture of artificial gas.
9. Kelp reduction and processing.
10. Smelting of ores.

11. Stockyard or slaughter house.
12. Tannery.
13. Asphalt hot mix plant.
14. Onshore oil development, including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals, subject to the requirements set forth in DIVISION 9--ENERGY FACILITIES.

Sec. 35-86.5. Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed seventy (70) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. No offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
4. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-86.6. Minimum Lot Size.

None.

Sec. 35-86.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of the street.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the side street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten (10) feet.

- b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-86.8. Height Limit.

No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-86.9. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

Sec. 35-86.10. Landscaping.

1. All front property lines shall be landscaped with a minimum of a five-foot wide planted area.
2. The first five (5) feet of any setback area abutting a lot in a residential or commercial district shall be landscaped and a masonry wall not less than six (6) feet in height shall be provided.

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Sec. 35-87. M-CD Coastal Dependent Industry.***Sec. 35-87.1. Purpose and Intent.***

The purpose of this district is to provide areas within the COASTAL ZONE for certain energy and industrial uses that require a site on or adjacent to the sea in order to function at all. The intent is to provide standards and conditions that will ensure that environmental damage will be avoided or minimized to the maximum extent feasible while accommodating those industrial uses determined to be Coastal-Dependent Industry.

(Amended by Ord. 4068, 9/1/92)

Sec. 35-87.2. Processing.

No permits for any development including grading shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits) and in addition, for development related to oil and gas facilities, no permits shall be issued except in conformance with the regulations of DIVISION 9-OIL AND GAS FACILITIES.

Sec. 35-87.3. Permitted Uses.

1. Onshore oil and gas development including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals that are determined to require a site on or adjacent to the sea to be able to function at all. Such uses are subject to the regulations in DIVISION 9-OIL AND GAS FACILITIES. *(Amended by Ord. 3947, 11/19/91)*
2. Onshore facilities that are determined to be necessary for the exploration, development, production, processing and/or transportation of offshore oil and gas resources and that require a site on or adjacent to the sea to be able to function at all. Such uses are subject to the regulations in DIVISION 9-OIL AND GAS FACILITIES. *(Amended by Ord. 3947, 11/19/91)*
3. Onshore components of marine terminals that are determined to be required for waterborne shipments of crude oil or petroleum products and that require a site on or adjacent to the sea to be able to function at all. Such uses are subject to the regulations of DIVISION 9-OIL AND GAS FACILITIES. *(Amended by Ord. 3947, 11/19/91)*

4. Piers and staging areas that require a site on or adjacent to the sea to be able to function at all. Such uses are subject to the regulations of DIVISION 9-OIL AND GAS FACILITIES. (*Amended by Ord. 3947, 11/19/91*)
5. Aquaculture, subject to the regulations of Sec. 35-136. (General Regulations).
6. Accessory uses, buildings, and structures, which are customarily incidental to the above uses.

Sec. 35-87.3.a. Other Uses that are not Coastal-Dependent Industry.

(Amended by Ord. 4068, 9/1/92)

1. All types of agriculture and farming, as permitted in and subject to the regulations of the AG-II District (Sec. 35-69.).

Sec. 35-87.4. Uses Permitted With a Major Conditional Use Permit.

Dwellings for employees of the owner or lessee of the land engaged in a permitted use of the land upon which the dwelling is to be located.

Sec. 35-87.5. Lot Size.

None.

Sec. 35-87.6. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the side street shall conform to the front yard regulations of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-87.7. Height Limit.

No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-87.8. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

Sec. 35-87.9. Landscaping/Screening.

1. Except for exploratory oil and gas drill sites, all property lines shall be landscaped with a minimum of a five (5) foot wide planted area. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five (5) foot wide planted area, a masonry wall not less than six (6) feet in height shall be provided.
2. Except for exploratory oil and gas drill sites, outdoor storage areas shall be screened by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than five (5) feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the Planning and Development Department to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature. *(Amended by Ord. 3842, 3/20/90)*

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Sec. 35-88. PU Public Works Utilities and Private Service Facilities.

(Amended by Ord. 4084, 12/15/92)

Sec. 35-88.1. Purpose and Intent.

The purpose of this district is to provide areas for the siting of large scale public works, utilities and private service facilities appropriate for location in the PU district. The intent is to provide adequate design requirements to ensure that such facilities are compatible with surrounding land uses. No permits for development of public works, utilities and private service facilities outside of the PU district shall be issued except in conformance with Sec. 35-145 (Division 8. Services, Utilities and Other Related Facilities) or Sec. 35-93 (Division 4. Transportation Corridor). *(Amended by Ord. 4084, 12/15/92)*

Sec. 35-88.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-88.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-88.4. Permitted Uses.

1. Central plant facilities for domestic, commercial, industrial or recreational water production including onsite water wells, treatment and storage, including but not limited to, water systems, water treatment plants, including seawater desalination facilities, water package plants or other similar facilities, proposed to serve 200 or more connections. *(Added by Ord. 4084, 12/15/92)*
2. Central plant facilities for sewage treatment, including but not limited to, wastewater treatment plants, wastewater package plants, reclamation facilities or other similar facilities, proposed to serve 200 or more connections. *(Added by Ord. 4084, 12/15/92)*

3. Operating bases and service centers for public utilities.
4. Major electrical transmission substations. *(Added by Ord. 4084, 12/15/92)*
5. On the Pacific Lighting property in Goleta, underground gas storage and related facilities, i.e., compressor stations, gas wells and pipelines, subject to the provisions of Sec. 35-88.11.
6. All types of agriculture and farming as permitted in and subject to the limitations of the AG-II District.
7. Any other use which the Planning Commission finds similar to the uses listed above.
8. Accessory uses, buildings, and structures which are customarily incidental to the above uses.

Sec. 35-88.5. Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed seventy (70) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
4. No offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
5. Except for the heating of buildings there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles located upon the lot.

6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-88.6. Minimum Lot Size.

None.

Sec. 35-88.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet to the centerline and twenty (20) feet to the right-of-way line of the street.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-88.8. Height Limit.

No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-88.9. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

Sec. 35-88.10. Landscaping.

1. All front property lines shall be landscaped with a minimum of a five (5) foot wide planted area.
2. The first five feet of any setback area abutting a lot in a residential or commercial district shall be landscaped and a masonry wall not less than six feet in height shall be provided.

Sec. 35-88.11. Underground Gas Storage.

The provisions of this section shall apply to the fixed surface installation of facilities designed, constructed, installed and maintained primarily for the injection, storage and withdrawal of natural gas in and from

sub-surface strata including the drilling of new wells and the reconditioning of existing wells, structures, facilities and operations incidental thereto.

1. The provisions of DIVISION 9--OIL AND GAS FACILITIES shall not apply to underground gas storage or related facilities
2. The landscaping requirements set forth in Sec. 35-88.10. shall not apply to underground gas storage or related facilities.
3. Derricks and major items of equipment shall be sound-proofed in accordance with applicable safety regulations and standards.
4. Fixed equipment shall be fenced and screened and the site landscaped in a manner approved by the Planning Commission.
5. Permanent structures and equipment shall be painted a neutral color so as to blend in with natural surroundings.
6. Reasonable fire fighting equipment shall be maintained on the premises at all times during drilling operations.
7. Except in an emergency, no materials, equipment, tools or pipe shall be delivered to or removed from the site between the hours of 7 p.m. and 7 a.m. of the following day.
8. All roads shall be paved with asphaltic concrete and parking areas may be surfaced with gravel.
9. Within 120 days after the drilling of each well has been completed, the derrick and all other drilling equipment shall be removed from the site.
10. All lights shall be shielded so as not to directly shine on adjacent properties.

Sec. 35-89. REC Recreation District.***Sec. 35-89.1. Purpose and Intent.***

The purpose of this district is to provide open space for various forms of outdoor recreation of either a public or private nature. The intent is to encourage outdoor recreational uses which will protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. Such development should offer recreational uses which compliment and are appropriate to the area because of these features.

Sec. 35-89.2. Preliminary Development Plan to be Included in Application for Rezoning

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-89.3. Findings Required for Rezoning.

Except for existing public or private outdoor recreational areas as shown on the Coastal Land Use Plan maps, no property shall be rezoned to the REC district unless the Board of Supervisors shall first make the following findings:

1. The level of facility development is in conformance with the environmental carrying capacity of the area to be rezoned, i.e., the proposed recreational activities are of the kind, intensity, and location to ensure protection of habitat resources.
2. Coastal dependent and coastal related recreational uses are given priority.
3. The proposal conforms with all applicable policies in the Coastal Land Use Plan and the Santa Barbara County Comprehensive Plan Parks, Recreation and Trails (non-motorized) Maps.
4. The proposed recreational activities are compatible with land uses on adjacent parcels.
5. If the proposed site is adjacent to the beach, adequate public access to and along the beach is provided.
6. The property contains not less than one acre.

Sec. 35-89.4. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits).

Sec. 35-89.5. Permitted Uses.

1. Outdoor public and/or private recreational uses, e.g., parks, campgrounds, recreational vehicle accommodations, and riding, hiking, biking, and walking trails.
2. Golf courses.
3. Structures and facilities required to support the recreational activities, e.g., parking areas, corrals and stabling areas, water and sanitary facilities, boat launching facilities, ranger stations, and limited concession facilities.
4. Any other use which the Planning Commission determines to be similar in nature to the above uses.

Sec. 35-89.6. Uses Permitted With a Major Conditional Use Permit.

1. Swimming and tennis clubs, and country clubs.
2. Zoos.
3. Within urban areas as designated on the Coastal Land Use Plan Maps, restaurants, provided such facilities are in conjunction with the recreational use.

Sec. 35-89.7. Uses Permitted With a Minor Conditional Use Permit.

(Added by Ord. 3965, 2/21/92)

1. Residential structures for a caretaker.

Sec. 35-89.8. Development Standards.

1. In any area within 250 feet of the mean high tide line, priority shall be given to coastal dependent and coastal related recreational activities. Camping facilities should be set back from the beach and bluffs and near-shore areas should be reserved for day use activities.
2. In order to ensure recreational rather than residential use of overnight accommodations, the maximum period for individual occupancy of said facilities shall be thirty (30) days.

Sec. 35-89.9. Minimum Lot Size.

One (1) acre.

Sec. 35-89.10. Setbacks for Buildings and Structures.

1. Ten (10) feet from any property line.
2. In addition, no buildings, structures, or facilities shall be located on the dry, sandy beach except for those structures that require such location (i.e., lifeguard towers, volleyball nets, etc.).

Sec. 35-89.11. Coverage.

Not to exceed ten (10) percent of the total net area of the property shall be covered by buildings or structures.

Sec. 35-89.12. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-89.13. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

Sec. 35-89.14. Landscaping.

1. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.
2. Where a lot is adjacent to a lot(s) zoned for residential use, landscaping, fences, and/or walls to screen facilities such as tennis courts, concession stands, restrooms, and other structures shall be provided. *(Amended by Ord. 4067, 8/18/92)*

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Sec. 35-90. RES Resource Management.***Sec. 35-90.1. Purpose and Intent.***

The purpose of this district is to ensure protection of lands that are unsuited for intensive development and have one or more of the following characteristics:

1. Slopes in excess of 40 percent.
2. Isolated table land surrounded by slopes exceeding 40 percent.
3. Areas which have outstanding resource values such as environmentally sensitive habitat areas.

The intent is to allow limited development in these areas due to the presence of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses such as grazing, scientific and educational study, and limited residential uses.

Sec. 35-90.2. Processing.

No permit for development including grading shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits).

Sec. 35-90.3. Permitted Uses.

1. One single family dwelling per legal lot.
2. One guest house subject to the provisions of Sec. 35-120. (General Regulations).
3. Agricultural grazing.
4. The non-commercial keeping of animals.
5. Limited facilities or developments for educational purposes or scientific research , e.g. water quality monitoring stations, access roads, storage facilities, etc.
6. Accessory uses, buildings and structures which are customarily incidental to the above uses.

Sec. 35-90.4. Uses Permitted With a Major Conditional Use Permit.

1. Low intensity recreational uses such as summer camps, dude ranches, hunting clubs, and facilities for group retreats.
2. Campgrounds with minimum facilities not including accommodations for recreational vehicles.
3. Resource dependent uses such as mining and quarrying.

4. Onshore oil development, including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals subject to the requirements set forth in DIVISION 9--OIL AND GAS FACILITIES.
5. Aquaculture, subject to the provisions of Sec. 35-136 (General Regulations).
6. Cultivated agriculture, e.g., orchards.

Sec. 35-90.5. Uses Permitted With a Minor Conditional Use Permit.

1. Artist's studio.

Sec. 35-90.6. Findings Required for Conditional Use Permit.

In addition to the findings required for approval of a Conditional Use Permit in Sec. 35-172., no Conditional Use Permit shall be approved unless the Planning Commission also makes all of the following findings:

1. The project does not require extensive alteration of the topography.
2. The project does not cause erosion or sedimentation of downstream water courses or water bodies.
3. The project will not cause any significant adverse effect on environmentally sensitive habitat areas.

Sec. 35-90.7. Minimum Lot Size.

Each lot shall have a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

| <u>Zoning Symbol</u> | <u>Minimum Lot Size</u> |
|----------------------|-------------------------|
| RES-40 | 40 acres |
| RES-100 | 100 acres |
| RES-320 | 320 acres |

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance.

Sec. 35-90.8. Setbacks for Buildings and Structures.

Fifty (50) feet from the centerline of any street and twenty (20) feet from the lot lines of the lot on which the building or structure is located.

Sec. 35-90.9. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-90.10. Parking.

As provided in DIVISION 6--PARKING REGULATIONS.

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Sec. 35-91. MHP Mobile Home Park.***Sec. 35-91.1. Purpose and Intent.***

The purpose of this district is to provide areas for mobile home parks in recognition of the fact that such developments offer alternatives in the selection of residential units and opportunities for affordable housing. The intent is to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscape design for mobile home parks.

Sec. 35-91.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-91.3. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits) and with Chapter 2, Mobile Home Parks Act, of Division 1, Title 25, of the California Code of Regulations. *(Amended by Ord. 4086, 12/15/92).*

Sec. 35-91.4. Permitted Uses.

1. Mobile Home Park.
2. Recreational facilities for the use of the residents of the park.
3. Accessory uses, structures, and buildings which are customarily incidental and subordinate to the uses permitted in this district.

Sec. 35-91.5. Setbacks and Distance Between Mobile Home Units and Structures.

(Amended by Ord. 4086, 12/15/92).

1. The following minimum standards shall apply to the perimeters of a mobile home park: No building or structure shall be located closer than twenty (20) feet from the right-of-way line of any street, nor closer than fifteen (15) feet from the side or rear

property lines of the parcel(s) on which the mobile home park is located (*Amended by Ord. 4086, 12/15/92*).

2. Where a portion of a parcel(s) zoned MHP abuts a parcel(s) zoned residential, there shall be a twenty-five (25) foot wide landscaped buffer along the abutting residential parcel(s). (*Amended by Ord. 4086, 12/15/92*).
3. Within Mobile Home Parks, the minimum distance required for the separation of a mobile home from a permanent building shall be ten (10) feet. The minimum distance required for the separation of a mobile home from any other mobile home shall be ten (10) feet from side to side, eight (8) feet from side to front or rear, and six (6) feet from rear to rear, or front to front, or front to rear, superseding Sec. 35-125. (General Setback Regulations). The following setbacks shall apply to mobile home sites. A mobile home shall be located a minimum of three (3) feet from all site lot lines except that:
 - a. a three (3) foot setback is not required from a site bordering a private street.
 - b. In Mobile Home Parks, or portions thereof, constructed prior to September 15, 1961, no mobile home shall be located closer than six feet from any permanent building or another mobile home (25 Cal. Code of Reg. Sec. 1330, Location).
 - c. Freestanding awnings, carports, fences and windbreaks, storage cabinets and stairways may be installed within the setback area for a mobile home unit site. All other accessory buildings and structures shall maintain a minimum setback of three (3) feet from any mobile home site lot line, which does not border on a private street. (25 Cal. Code of Reg. Sec. 1428 Location).
 - d. When a mobile home has projections including eave overhangs, the projections may intrude into the distance required for separation or setback provided that a minimum of six (6) feet separation is maintained between the edge of the projection and an adjacent mobile home, building, accessory structure or its projection. A minimum of three (3) feet shall be maintained from the mobile home projection and the adjacent lot line or property line. (25 Cal. Code of Reg. Sec. 1330, Location).

Sec. 35-91.6. Mobile Home Site Area Coverage.

Buildings and structures shall not occupy more than seventy five (75) percent of each mobile home site (25 Cal. Code of Reg. Sec. 1110., Occupied Area.) (*Amended by Ord. 4086, 12/15/92*).

Sec. 35-91.7. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-91.8. Parking.

As required in DIVISION 6-PARKING REGULATIONS.

Sec. 35-91.9. Open Space and Landscaping.

1. A minimum of one tree shall be planted on each mobile home site.
2. A minimum of twenty (20) percent of the net area of the mobile home park shall be in common open space, which may include recreational facilities generally provided in a central location. Such facilities may include space for community buildings and community use facilities. Improved sidewalks, walkways, or paths shall link all mobile home sites to the recreational facilities.
3. The development shall be enclosed, except for ingress and egress, with a five-foot decorative wall or fence and landscaping.

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Sec. 35-92. M-CR Coastal Related Industry.

(Added by Ord. 3947, 11/19/91)

Sec. 35-92.1. Purpose and Intent.

The purpose of this district is to provide areas within the COASTAL ZONE for certain energy and industrial uses that are dependent on coastal-dependent development of uses as prescribed in section 35-87, but do not require a site on or adjacent to the sea to be able to function at all. The intent is to provide standards and conditions that will ensure that environmental damage will be avoided or minimized to the maximum extent feasible while accommodating those industrial uses determined to be coastal-related industry. *(Amended by Ord. 4068, 9/1/92)*

Sec. 35-92.2. Processing.

No permits for any development including grading shall be issued except in conformance with Sec. 35-169 (Coastal Development Permits); additionally, no permits for development related to oil and gas facilities shall be issued except in conformance with the regulations of DIVISION 9-OIL AND GAS FACILITIES.

Sec. 35-92.3. Permitted Uses.

1. Onshore oil and gas development including exploratory and production wells, pipelines, storage tanks, processing facilities for onshore oil and gas, and truck terminals, subject to the regulations in DIVISION 9-OIL AND GAS FACILITIES.
2. Onshore facilities, including exploratory and producing wells, that are necessary for the exploration, development, production, processing and/or transportation of offshore oil and gas resources, subject to the regulation in DIVISION 9-OIL AND GAS FACILITIES. *(Amended by Ord. 4235, 9/3/96)*
3. Onshore components of marine terminals required for waterborne shipments of crude oil or petroleum products, subject to the regulations of DIVISION 9-OIL AND GAS FACILITIES.
4. Staging areas and supply bases, subject to the regulations of DIVISION 9-OIL AND GAS FACILITIES.
5. Aquaculture, subject to the regulations of Sec. 35-136 (General Regulations).
6. Accessory uses, buildings, and structures, which are customarily incidental to the above uses.

Sec. 35-92.3.a. Other Uses that are not Coastal Related Industry.

(Added by Ord. 4068, 9/1/92)

1. All types of agriculture and farming, as permitted in and subject to the regulations of the AG-II District (Sec. 35-69).

Sec. 35-92.4. Uses Permitted With a Major Conditional Use Permit.

Dwellings for employees of the owner or lessee of the land engaged in a permitted use of the land upon which the dwelling is to be located.

Sec. 35-92.5. Lot Size.

None.

Sec. 35-92.6. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line.
2. Side:
 - a. Ten (10) feet.
 - b. On corner lots, the side yard along the side street shall conform to the front yard regulations of this district.
3. Rear:
 - a. Ten (10) feet.
 - b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-92.7. Height Limit.

No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-92.8. Parking.

As provided in DIVISION 6-PARKING REGULATIONS.

Sec. 35-92.9. Landscaping/Screening.

1. Except for exploratory oil and gas drill sites, all property lines shall be landscaped with a minimum of a five (5) foot wide planted area. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five (5) foot wide planted area, a masonry wall not less than six (6) feet in height shall be provided.
2. Except for exploratory oil and gas drill sites, outdoor storage areas shall be screened by a wall or fence six (6) feet in height. Such wall or fence shall be

located not closer than five (5) feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the County Landscape Planner to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.

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Sec. 35-93. TC Transportation Corridor.

(Added by Ord. 4162, 7/26/94)

Sec. 35-93.1. Purpose and Intent.

The purpose of this district is to preserve and protect established and proposed transportation corridors, to regulate land uses within and adjacent to such corridors, and to provide uniform TC development standards. Notwithstanding any provision of this Article, this district applies local authority to transportation corridor-related matters of public health, safety and welfare, land-use, and zoning insofar as the exercise of such authority does not conflict with general law, as from time to time amended. The further intent of this district is to ensure that development within transportation corridors is consistent with the Coastal Plan and other elements of the Comprehensive Plan.

County review of TC development recognizes that transportation facilities may cause adverse impacts on surrounding residents and properties, including, for example, noise, vibration, emissions, pollutants, run-off, odors, visual appearance, detracting from natural scenic values, electrical interference, and potential for hazards and disasters, and that transportation facilities may also be adversely affected by incompatible uses nearby. This review is not intended to regulate or interfere with road or railway operations, but instead evaluates alternative routes for proposed corridors, and analyzes TC development to avoid or feasibly mitigate potentially significant, adverse environmental impacts.

Major transportation corridors parallel the coastline, often in close proximity to the shoreline. As such, the corridors can attract, or even constitute the only feasible location for competing land uses such as pipelines, utility cables, bikeways and other non-motorized modes of transportation. Transportation corridors may also act as a potential barrier to recreational access to and along the coast, as well as to other land uses afforded high priority under the Coastal Act. It is the intent of this Transportation Corridor Zone District to accommodate these priority uses within the transportation corridor wherever feasible.

Sec. 35-93.2. Processing and Applicability.

1. No Permits for new development, including grading or excavation, shall be issued except in conformance with an approved Final Development Plan, as provided in

TRANSPORTATION CORRIDOR

Sec. 35-174 (Development Plans) and with Sec. 35-169 (Coastal Development Permits).

2. Transportation-related development or structures necessary for the operation of railroads or highways in existence at the time of adoption of this ordinance shall not be deemed legal non-conforming uses. The purpose of this provision is to permit new development without requiring a Development Plan for existing public works or public utilities that will not be affected by the new development and to allow for repair of such existing facilities.
3. Safety, signalization, barriers, and grade crossing devices installed for the purpose of improving the safe operation of railroads or highways shall be exempt from the permit requirements of this District.

Sec. 35-93.3. Permitted Uses.

1. Railroad main, branch, and spur lines, as defined in Division 2 of this Article.
2. Railroad sidings and turn-outs, used for the purpose of allowing safe passage of trains, switching of rail cars, or parking of trains.
3. Accessory equipment and structures that are attendant to railway and roadway uses, such as bridges, underpasses, overpasses, tunnels and signalization.
4. Freeways, highways, streets, and roads, including shoulders, turnouts, and interchanges.
5. Rail and bus stops, including accessory facilities and structures for the purposes of loading and unloading passengers.
6. Permanent inspection stations operated by governmental agencies.
7. Roadside rest areas operated by governmental agencies.
8. Permanent storage yards and structures for road or rail maintenance.
9. Parking, including park and ride facilities.
10. Permanent loading and shipping facilities.
11. Railroad stations and terminals.
12. Railroad switching and maintenance yards.
13. Any other uses which the Planning Commission determines to be required for the purpose of operating a railroad or highway.

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14. Bikeways and recreational trails, and minor development that is ancillary to bikeways and trails such as picnic tables, garbage cans, and drinking fountains located along the route.

Sec. 35-93.4. Uses Permitted with a Major Conditional Use Permit.

1. Greenhouses, hothouses, and other plant protection structures and related development, such as packing sheds, parking areas, driveways, etc., subject to the limitations provided in Sec. 35-68 (Agriculture I).
2. Recreational development, provided that such development does not include commercial facilities open to the general public who are not using the recreational facility, and does not require an expansion of urban services which will increase pressure for conversion of nearby agricultural lands.
3. Aquaculture, subject to the provisions of Sec. 35-136 (General Regulations).
4. Recycling facilities.
5. Salvage facilities.
6. Lumber yards.
7. Those principal permitted uses in abutting zone districts.

Sec. 35-93.5. Uses Permitted with a Minor Conditional Use Permit.

1. Open-field agricultural or horticultural crop cultivation, together with permanent storage facilities for agricultural machinery and equipment used for such production.
2. Temporary loading and shipping facilities subject to a short-term lease of 45 days or less (or a longer period of time, if approved by the Zoning Administrator).

Sec. 35-93.6. Performance Standards.

1. Permanent open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots and from public viewing places.
2. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the vicinity by reason of danger to life or property.
3. The County shall ensure the identification of feasible methods to provide alternative transportation for the efficient use of the U.S. Highway 101 transportation corridor to accommodate further local, regional, and statewide

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transportation needs. Prior to the approval of a Coastal Development Permit/Development Plan for major metropolitan transportation investment projects pursuant to Chapter 1 of Title 23 CFR, Part 450, dated October 28, 1993, including the addition, relocation, or widening of any lanes, or construction of highway interchanges along U.S. Highway 101, the County Planning Commission, or Board of Supervisors on appeal, shall find that such approval complies with either (a) or (b) below:

- (a) The project is consistent with those portions of the Santa Barbara Association of Governments' Regional Transportation Plan that are applicable to the County's portion of the Coastal Zone and which (i) includes an alternative transportation mode study as described below, and (ii) has been incorporated by amendment into the County's certified Local Coastal Program.
- (b) The project sponsor/applicant has completed an alternative transportation mode study to determine the type and extent of improvements needed to accommodate projected transportation levels. Such a study shall also evaluate the effectiveness and cost of alternative investments or strategies in attaining local, state and national goals and objectives. The study shall consider the costs of reasonable alternatives and such factors as mobility improvements; social, economic, and environmental effects; safety; operating efficiencies; land use and economic development; financing, and energy consumption, consistent with federal regulations (Chapter 1 of Title 23 CFR, Part 450, dated October 28, 1993). The study shall specifically investigate the feasibility of alternative transportation modes such as, but not limited to, lanes dedicated to public commuter vehicles or multiple rider vehicles; mass transportation systems such as rail service; or other means of increasing the efficient use of the transportation corridor. The study shall also investigate the feasibility of accommodating non-motorized traffic through the development of recreational trails or commuter bikeways as an integral part of the transportation corridor.

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For purposes of satisfying the application filing requirements relative to this standard for a Coastal Development Permit/Development Plan, the scope of the alternative transportation modes study shall be developed jointly by the Santa Barbara County Planning and Development Department and the Santa Barbara County Association of Governments and shall be both proportionate and related to the scope of the proposed development. Further, the alternative transportation modes studies shall be coordinated with the cities within the Santa Barbara County Coastal Zone, and with the adjoining Counties of San Luis Obispo and Ventura. The informational requirements under this standard will be deemed to be met upon a determination by the Director of Planning and Development Department that the scope of work has been fulfilled through the completion of the alternative transportation modes study.

As an alternative to the above study, the Director of the Santa Barbara County Planning and Development Department may determine that the environmental review for a project on U.S. Highway 101, or any combination of existing studies, adequately satisfies this application filing requirement. In this instance, no further study shall be required, providing that the information upon which such environmental review or other studies is based is current. This determination shall be based on finding that the study/document(s) contain an adequate analysis of the plans, methods, and potential actions to implement feasible alternative transportation modes as described above.

The cost of complying with either (a) or (b) above shall be the responsibility of the project sponsor/applicant. The application for a Coastal Development Permit/Development Plan shall be deemed complete after this requirement is satisfied.

Sec. 35-93.7. Minimum setbacks for buildings and structures.

Ten-foot setback (10 feet) shall be required from the property line, where property abuts another zone district, except for fences, walls and utility poles (subject to the height restrictions contained elsewhere in this Article), ingress and egress.

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Sec. 35-93.8. Maximum height restrictions.

No building or structure shall exceed a height of twenty-five (25) feet, except for bridges and associated equipment, and any structural clearance necessary to meet safety or other standards required by applicable state or federal laws.

Sec. 35-93.9. Parking.

As provided in DIVISION 6 - PARKING REGULATIONS.

Sec. 35-93.10. Landscaping/Screening.

1. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan, subject to the restriction that landscaping requirements shall not conflict with the safety and visibility requirements of Transportation Corridor uses. Uses permitted with a Major Conditional Use Permit shall also require an approved Landscape Plan equivalent to that required for a Final Development Plan. Applicant shall demonstrate that adequate provisions have been made for the permanent care and maintenance of plantations installed under these provisions.
2. Drought-tolerant native species shall be utilized in Transportation Corridor landscape plans to the maximum extent feasible.
3. To the maximum extent feasible, all development, including expansions of U.S. Highway 101, shall incorporate provisions for landscaping to preserve the scenic and visual amenities which exist along the affected transportation corridor, or to replace such landscaping with comparable scenic and visual amenities. To the extent feasible, the existing historic landscaping scheme shall be preserved and maintained.