



**Agenda Item B.1
PUBLIC WORKSHOP
Meeting Date: January 11, 2016**

TO: Planning Commission Chair and Members

FROM: Jennifer Carman, Planning & Environmental Review Director
Anne Wells, Advance Planning Manager

SUBJECT: Review of Draft Zoning Ordinance Part 1: General Provisions

RECOMMENDATION:

It is recommended that the Planning Commission receive a presentation, allow public comments, and provide feedback on the Draft Zoning Ordinance Part 1: General Provisions.

BACKGROUND:

The City initiated the Zoning Ordinance Project (Project) with the purpose of preparing new zoning regulations that are consistent with and reflective of the City's adopted General Plan. Public outreach on the development of new zoning regulations occurred from October 2013 through November 2014. Following public outreach, staff and consultant reviewed public and Planning Commission input and prepared a Draft Zoning Ordinance for public review. The Draft Ordinance was released in November, 2015 along with a User's Guide and a table comparing the existing with draft zoning standards. All materials for past and current public meetings, background materials, and the Draft Zoning Ordinance are available at www.GoletaZoning.com.

DISCUSSION:

This Planning Commission public workshop is the first in a series of workshops to review the content of the Draft Zoning Ordinance. Staff will provide the public and Planning Commission with an overview of the Zoning Ordinance User's Guide, the Draft Zoning Ordinance table of contents, and Part I General Provisions. Part I General Provisions is the focus of the workshop as it establishes the overall organization and applicability of the regulations. Part I details the purpose of the ordinance, authority for its establishment, rules for construction and interpretation of the regulations, and methods for measurement such as height, density, and floor area.

NEXT STEPS:

The next regularly scheduled Planning Commission meeting is January 25, 2016. A second workshop will occur at this meeting at which time staff will present a

summary of the Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts for Commission and public input.

Approved By:

Prepared By:

Jennifer Carman
Planning Commission Secretary

Anne Wells
Advance Planning Manager

ATTACHMENTS:

1. Public Review Draft Zoning Ordinance: User's Guide, Table of Contents, and Part 1 General Provisions

Attachment 1

Public Review Draft Zoning Ordinance
User's Guide, Table of Contents, and Part 1 General Provisions

Note: Attachment 1 materials are available for download at GoletaZoning.com

USER'S GUIDE

Background

The City's first General Plan/Coastal Land Use Plan was adopted on October 2, 2006 and became effective on November 1, 2006. The Plan governs land use and physical development within the City and establishes policy direction for the city's evolution and growth. The General Plan/Coastal Zone Land Use Plan includes land use, open space, conservation, safety, visual and historic resources, transportation, public facilities, noise, and housing elements, all of which have implications for land use planning and zoning. Most importantly, the Land Use Element establishes a set of land use designations and describes the intended land uses and development intensities for each designation. In some instances, the General Plan also offers specific development standards, such as floor area limits, or residential density, for the land use designations.

The Zoning Ordinance and the Zoning Map are the key documents that implement the General Plan/Coastal Zone Land Use Plan, and under California law, they must be consistent with the General Plan. Goleta's current Zoning Ordinance was inherited from Santa Barbara County upon incorporation and does not reflect best zoning and planning practices that are appropriate for Goleta. It is not effective in implementing the land use and design goals in Goleta's General Plan and other City policies. The City identified a need to create an innovative, integrated code that shapes future growth according to the community's vision, is clear and easy to use, and provides objective, standards and criteria for use in the development review and permitting process that will result in high quality development.

To this end, the City's Planning and Environmental Review Department embarked on an effort to comprehensively update the City's zoning regulations. Consultant assistance was provided from RRM Design Group and Dyett & Bhatia, Urban and Regional Planners, and the Planning Commission provided policy direction and oversight during the update.

Organization of the Zoning Ordinance

The Zoning Ordinance is organized into six parts, as follows:

- **Part I: General Provisions** establishes the overall organization and applicability of the regulations. This part also establishes the purpose of the ordinance, the authority for its establishment, and rules for construction of language and for measurements such as height, density, and floor area, that are applicable throughout the ordinance.
- **Part II: Base Zoning Districts** specifies the use and development regulations each set of base districts: Residential; Commercial; Office, Industrial; Public and Quasi-Public, Open

Space and Agricultural, and Planned Development. This part specifies the land uses permitted or conditionally permitted in each district and includes special requirements or limitations, if any, that are applicable to specific uses. Base district regulations also include development standards to control the size, height, bulk, location, and appearance of structures, as well as lot dimensions.

- **Part III: Overlay Districts** includes general provisions for overlay districts, which modify base district regulations for specific purposes in specific geographical areas. Airport Environs, Affordable Housing, Hospital, Master Plan, and Old Town Heritage overlay districts are established consistent with the General Plan/Coastal Land Use Plan.
- **Part IV: Regulations Applying in Multiple Districts** contains general standards that apply to multiple zoning districts, such as regulations for parking and loading, signs, lighting, landscaping, and wireless telecommunications facilities. This part also includes a chapter devoted to standards for specific land uses, such as emergency shelters, home occupations, personal storage facilities and temporary uses.
- **Part V: Administration and Permits** establishes the decision-making authority for different types of permits, as well as application processes, required findings, rules for hearings, public notification, and appeals, and procedures for enforcement of the ordinance.
- **Part VI: General Terms** contains two chapters. The first defines all land use classifications; the second defines terms that appear throughout the ordinance.

Major Provisions

The New Zoning Ordinance is based upon the City’s land use policies in the General Plan/Coastal Zone Land Use Plan, but also provides a new organizing framework. Major provisions are described below.

Districts. Zoning districts have been updated to be consistent with the General Plan. The ordinance has 22 base districts, as shown below. These districts are indicated on the Zoning Map by the Short Name/Map Symbol.

BASE ZONING DISTRICTS		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
Residential Districts		
RS*	Single Family	Single Family
RP	Planned Residential	Planned Residential
RM	Residential Medium Density	Medium Density
RH	Residential High Density	High Density
RMHP	Mobile Home Park	Mobile Home Park
Commercial Districts		
CR	Regional Commercial	Regional Commercial
CC	Community Commercial	Community Commercial
OT	Old Town	Old Town
VS	Visitor Serving Commercial	Visitor Serving Commercial
CI	Intersection Commercial	Intersection Commercial
CG	General Commercial	General Commercial

BASE ZONING DISTRICTS		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
Office Districts		
BP	Business Park	Business Park
OI	Office Institutional	Office and Institutional
Industrial Districts		
IS	Service Industrial	Service/Industrial
IG	General Industrial	General Industrial
Other Districts		
PQ	Public and Quasi-Public	Public/Quasi Public
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agriculture	Agriculture
PD	Planned Development	None
* Numerical designators denote the minimum lot area allowed (in 1,000s). Where there is not designator, the minimum lot area is set through land use permit approval.		

Overlay and Specific Plan Districts. The ordinance also has five overlay districts and two specific plan districts as shown below.

OVERLAY AND SPECIFIC PLAN DISTRICTS	
<i>Map Symbol</i>	<i>Full Name</i>
Overlay Zoning Districts	
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-MP	Master Plan
-OTH	Old Town Heritage
Specific Plan Districts	
CBP	Cabrillo Business Park
CRM	Camino Real Marketplace

Purpose Statements. Purpose statements are included for each base zoning district. Purpose statements help clarify the distinctions between districts by explaining the intent of the districts and provide an essential link between General Plan policies and use regulations and standards.

Use Classifications. Use classifications describe groups of similar uses (Residential; Public/Semi-Public; Commercial; Industrial; Transportation, Communication, and Utilities; Agricultural; and Accessory) that are regulated by the classification title. Rather than attempt to list all uses that might be permitted, the classifications provide for an administrative determination of the most logical category. The land use classifications have been updated to reflect modern businesses, industries and community service types; to reflect the particularities of existing and desired uses in Goleta; and to be consistent across the Ordinance.

Graphics. Graphics are used throughout the ordinance to strengthen written provisions and to provide visual examples of both lawful and unlawful development, helping to clarify regulations that are often subject to competing or incorrect interpretations.

Using the Zoning Ordinance

Determining the Regulations for a Specific Site

To determine the regulations of the ordinance applicable to a specific site, you must first find the site on the Zoning Map. The map will show the base zoning district that is applicable to the site. It will also show if the site is subject to an overlay district.

Next, look up the corresponding regulations. Start with the regulations for the base districts in Part II. The tables in the base district regulations state whether a use is permitted by right, permitted with limitations, permitted with a use permit, or not permitted. Included in the tables is a column with references to additional regulations that apply to a specific use. Also, the regulations in Part II contain applicable development standards and references to applicable development regulations elsewhere in the ordinance. In these cases, refer to the indicated sections.

Certain uses also have specific regulations in Part IV, Regulations Applying to Multiple Districts. Although these regulations are likely to be referenced in regulations for the base districts, it is a good idea to check over Part IV to confirm if any of the regulations apply to the type of development you are proposing. Next, if the Zoning Map indicates that your site is subject to an overlay district, look up the regulations for overlay districts in Part III. If any terms are unclear, or if you want to know what the intended use of a property is classified as, then look at Article VI, General Terms.

The regulations in Parts II, III, and IV will indicate whether a use is subject to a permit or design review. These procedures are described in Part V, Administration and Permits. Appeal provisions in this part show what steps to follow if you want to appeal a decision of review authority.

Numbering and Referencing

The Zoning Ordinance is Title 17 of the Goleta Municipal Code. Each Section in the Zoning Ordinance follows the numbering format of 17.XX.XXX. The first two digits refer to the chapter and the three digits after the decimal refer to the sections within the chapter. For example, 17.04.020 refers to the second section of Chapter 4. Within sections; subsections, paragraphs and subparagraphs are denoted by letters and numbers. The overall organization is as follows:

Chapter 17.01 Chapter Name

17.01.010 Title of First Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

17.01.020 Title of Second Section

- A. Subsection
 - 1. Paragraph
 - a. Subparagraph
 - (1) Sub-subparagraph

Next Steps

The proposed Zoning Ordinance and Zoning Map will be the subject of advertised public hearings by the Planning Commission and City Council. The City Council will act on the proposed ordinance after receiving public input. For additional information, visit the project website at www.goletazoning.com or contact Anne Wells, Advance Planning Manager, at (805) 961-7557, awells@cityofgoleta.org.

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PART I
GENERAL PROVISIONS

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Chapter 17.01 Introductory Provisions

Sections:

17.01.010	Title and Authority
17.01.020	Purpose
17.01.030	Structure of Zoning Regulations
17.01.040	Applicability
17.01.050	Severability
17.01.060	Fees
17.01.070	Districts Established
17.01.080	Official Zoning Map and District Boundaries

17.01.010 Title and Authority

Title 17 of the Goleta Municipal Code is to be known and cited as the “Goleta Zoning Ordinance,” “Zoning Ordinance of the City of Goleta,” “Zoning Ordinance,” “this Ordinance,” or “this Title.” The Goleta Zoning Ordinance is adopted pursuant to the authority contained in § 65850 of the California Government Code.

17.01.020 Purpose

The purpose of this Title is to implement the City’s General Plan/Coastal Land Use Plan, and to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, this Title is adopted to achieve the following objectives:

- A. To provide a precise guide for the physical development of the City in a manner as to progressively achieve the arrangement of land uses depicted in the Goleta General Plan, consistent with the goals and policies of the General Plan.
- B. To implement the City’s Coastal Land Use Plan, consistent with the California Coastal Act.
- C. To foster a harmonious, convenient, and workable relationship among land uses and ensure compatible development, consistent with the General Plan.
- D. To define duties and powers of administrative bodies and officers responsible for implementation of this Title.

17.01.030 Structure of Zoning Regulations

- A. **Organization of Regulations.** This Title consists of six parts:
1. Part I: General Provisions (Chapters 17.01 to 17.06)
 2. Part II: Base Zoning Districts (Chapters 17.07 to 17.16)
 3. Part III: Overlay Districts (Chapters 17.17 to 17.24)
 4. Part IV: Regulations Applying to Multiple Districts (Chapters 17.25 to 17.51)
 5. Part V: Administration and Permits (Chapters 17.52 to 17.69)
 6. Part VI: General Terms (Chapters 17.70 to 17.71)
- B. **Types of Regulations.** Four types of zoning regulations control the use and development of property:
1. **Land Use Regulations.** These regulations specify land uses permitted, conditionally permitted, or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses. Land use regulations for base zoning districts are in Part II of this Title, while land use regulations for overlay districts are in Part III of this Title. Certain regulations, applicable in multiple districts, and performance standards, which govern special uses, are in Part IV.
 2. **Development Regulations.** These regulations control building density and intensity and the height, bulk, location, and appearance of structures on development sites. Development regulations for base zoning districts and for overlay districts are in Parts II and III of this Title. Certain development regulations, applicable to multiple districts are in Part IV. These include regulations for specific uses, development and site regulations, performance standards, parking, sign, antennas and wireless communications, and nonconforming uses.
 3. **Administrative Regulations.** These regulations contain detailed procedures for permitting and the administration of this Title, and include common procedures, processes, and standards for ministerial and discretionary permits, including Coastal permits. Administrative regulations are in Part V.
 4. **General Terms and Use Classifications.** Part VI provides a list of use classifications and terms and definitions used in this Title.

17.01.040 Applicability

A. General Rules for Applicability of Zoning Regulations.

1. ***Applicability to Property.*** This Title applies, to the extent permitted by law, to all property within the corporate limits of the City of Goleta and to property for which applications for annexation and/or subdivisions have been submitted to the City of Goleta, including all uses, structures, and land owned by any private person, firm, corporation or organization, or the City of Goleta or other local, State, or federal agencies. A governmental agency may be exempt from the provisions of this Title only to the extent that such property cannot be lawfully regulated by the City of Goleta.
2. ***Compliance with Regulations.*** No land can be used, and no structure can be constructed, occupied, enlarged, altered, demolished, or moved in any zoning District, except in accordance with the provisions of this Title.

B. Relation to Other Regulations.

1. ***General.*** The regulations of this Title and requirements or conditions imposed pursuant to this Title do not supersede any other regulations or requirements adopted or imposed by the Goleta City Council, the State of California, or any federal agency that has jurisdiction by law over uses and development authorized by this Title. All uses and development authorized by this Title must comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Title and any other provision of the Municipal Code or uncodified ordinances, resolutions, guidelines, or administrative procedures, the more restrictive provisions control, unless otherwise specified.
2. ***Permit Streamlining Act.*** It is the intent of this Title that all actions taken by the decision-making body pursuant to this Title that are solely adjudicatory in nature be within a timeframe consistent with the provisions of Government Title § 65920 et seq. (the Permit Streamlining Act). Nothing in this Title is to be interpreted as imposing time limits on actions taken by the decision-making body pursuant to this Title that are legislative in nature or that require both adjudicatory and legislative judgments.
3. ***Relation to Private Agreements.*** This Title will not interfere with or annul any recorded easement, covenant, or other agreement now in effect, provided that where this Title imposes greater restriction than imposed by an easement, covenant, or agreement, this Title controls.
4. ***Relation to Prior Ordinances.*** The provisions of this Title supersede all prior Zoning Ordinances and uncodified ordinances related to zoning adopted by the City since incorporation. No provision of this Title validates any land use or structure established, constructed, or maintained in violation of prior Zoning

Ordinances for Coastal and Inland areas, unless such validation is specifically authorized by this Title and is in conformance with all other regulations and with the General Plan.

5. ***Application During Local Emergency.*** The City Council may authorize a deviation from a provision of this Title during a local emergency declared and ratified under the Goleta Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.
- C. **Consistency with the General Plan and Local Coastal Plan.** Any permit, license, or approval issued pursuant to this Title must be consistent with the Goleta General Plan, the Local Coastal Plan, and all applicable area and specific plans. In any case where there is a conflict between this Title and the General Plan, the General Plan prevails.
- D. **Effect on Previously Approved Projects and Projects under Construction.** Any building or structure for which a Building Permit has been issued may be completed and used in accordance with the plans, specifications, and permits on which said Building Permit was granted, provided at least one inspection has been requested and posted for the primary structure on the site where the permit is issued, and provided construction is diligently pursued and completed within 12 months of permit issuance. No extensions of time, except as provided for in the California Building Code, will be granted for commencement of construction, unless the applicant has secured an allowed permit extension from the Zoning Administrator.
- E. **Effect on Projects in the Entitlement Process.** Projects accepted for processing prior to the adoption of this Ordinance may continue to be processed with the previously adopted Title 17 or may utilize the provisions herein.

17.01.050 Severability

If any section, subsection, paragraph, sentence, clause, or phrase of this Title is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Title. The Goleta City Council hereby declares that it would have passed this Title, and each section, subsection, sentence, clause, and phrase thereof, regardless of the fact that any or one or more sections, subsections, sentences, clauses, or phrases is declared invalid or unconstitutional.

17.01.060 Fees and Deposits

The City Council must establish by resolution, and may amend and revise from time to time, fees and deposits for processing applications and other permits authorized or required by this Title. All fees and deposits must be paid at the time an application is filed, and no processing can commence until the fees and deposits are paid in full.

17.01.070 Districts Established

The City is classified into districts or zones, the designation and regulation of which are set forth in this Title and as follows.

- A. **Base Zoning Districts.** Base zoning districts into which the City is divided are established as shown in Table 17.01.070(A), Base Zoning Districts.

TABLE 17.01.070(A): BASE ZONING DISTRICTS		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
Residential Districts		
RS*	Single Family	Single Family
RP	Planned Residential	Planned Residential
RM	Residential Medium Density	Medium Density
RH	Residential High Density	High Density
RMHP	Mobile Home Park	Mobile Home Park
Commercial Districts		
CR	Regional Commercial	Regional Commercial
CC	Community Commercial	Community Commercial
OT	Old Town	Old Town
VS	Visitor Serving Commercial	Visitor Serving Commercial
CI	Intersection Commercial	Intersection Commercial
CG	General Commercial	General Commercial
Office Districts		
BP	Business Park	Business Park
OI	Office Institutional	Office and Institutional
Industrial Districts		
IS	Service Industrial	Service/Industrial
IG	General Industrial	General Industrial
Other Districts		
PQ	Public and Quasi-Public	Public/Quasi Public
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agriculture	Agriculture
PD	Planned Development	None
* Numerical designators denote the minimum lot area allowed (in 1,000s). Where there is not designator, the minimum lot area is set through land use permit approval.		

- B. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as shown in Table 17.01.070(B), Overlay Zoning Districts.

TABLE 17.01.070(B): OVERLAY ZONING DISTRICTS	
<i>Map Symbol</i>	<i>Full Name</i>
-AE	Airport Environs
-AHO	Affordable Housing

TABLE 17.01.070(B): OVERLAY ZONING DISTRICTS	
<i>Map Symbol</i>	<i>Full Name</i>
-H	Hospital
-MP	Master Plan
-OTH	Old Town Heritage

- C. **Specific Plan Districts.** Specific plan districts are established as shown in Table 17.01.070(C), Specific Plan Districts.

TABLE 17.01.070(C): SPECIFIC PLAN DISTRICTS	
<i>Map Symbol</i>	<i>Specific Plan District Name</i>
CBP	Cabrillo Business Park
CRM	Camino Real Marketplace

- D. **References to Classes of Base Districts.** Throughout this Title, the following references apply:

1. "R District" or "Residential District" means one or more of the following districts: RS Single Family, RP Planned Residential, RM Residential Medium Density, RH Residential High Density, and RMHP Residential Mobile Home Park.
2. "Non-residential District" means any base zoning district except RS, RP, RM, RH, and RMHP districts.
3. "C District" or "Commercial District" means one or more of the following districts: CR Regional Commercial, CC Community Commercial, OT Old Town, VS Visitor-Serving Commercial, CI Intersection Commercial, or CG General Commercial.
4. "O District" or "Office District" means one or more of the following: BP Business Park or OI Office Institutional.
5. "I District" or "Industrial District" means one or more of the following: IS Service Industrial or IG General Industrial.

17.01.080 Official Zoning Map and District Boundaries

The boundaries of the zoning districts established by this Title are not included in this Title, but are shown on the Official Zoning Map maintained by the City Clerk. The Official Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, map symbols, and other information on the maps, have been adopted by the City Council and are hereby incorporated into this Title by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

- A. **Uncertainty of Boundaries.** If an uncertainty exists as to the boundaries of any District shown on the Official Zoning Map, the following rules apply:

1. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams, or railroads must be construed to follow such centerlines.
2. Boundaries indicated as approximately following lot lines, city limits, or extraterritorial boundary lines must be construed as following such lines, limits, or boundaries.
3. In the case of unsubdivided property or where a District boundary divides a lot and no dimensions are indicated, the location of such boundary is determined by the use of the scale appearing on the Official Zoning Map.
4. In the case of any remaining uncertainty, the Director must determine the location of boundaries.

B. Vacated or Abandoned Land.

1. Where any public street or alley is officially vacated or abandoned, the regulations applicable to each parcel of abutting property apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
2. Where any private right-of-way or easement of any railroad, railway, transportation, or public utility company is vacated or abandoned and said property is unclassified, said property is automatically classified as being in the PQ Public and Quasi-Public District.

Chapter 17.02 Rules for Construction of Language

Sections:

17.02.010	Purpose
17.02.020	Rules for Construction of Language
17.02.030	Rules of Interpretation

17.02.010 Purpose

The purpose of this Chapter is to provide precision in the interpretation of the zoning regulations. The meaning and construction of words and phrases defined in this Chapter apply throughout this Title, except where the context indicates a different meaning.

17.02.020 Rules for Construction of Language

In interpreting the various provisions of this Title, the following rules of construction apply:

- A. The particular controls the general.
- B. Unless the context clearly indicates the contrary, the following conjunctions are to be interpreted as follows:
 - 1. “And” indicates that all connected words or provisions apply.
 - 2. “And/or” indicates that the connected words or provisions apply singularly or in any combination.
 - 3. “Or” indicates that the connected words or provisions apply singularly or in any combination.
 - 4. “Either/or” indicates that the connected words or provisions apply singularly but not in combination.
- C. In case of conflict between the text and a diagram or graphic, the text controls.
- D. All references to departments, committees, commissions, boards, or other public agencies are to those of the City of Goleta, unless otherwise indicated.
- E. All references to public officials are to those of the City of Goleta, and include designated deputies of such officials, unless otherwise indicated.
- F. All references to days are to calendar days, unless otherwise indicated. If a deadline falls on a weekend or holiday, or a day when the City offices are closed, it will be extended to the next working day. The end of a time period is the close of business on the last day of the period.

- G. The words “have to,” “must,” “will,” “are to,” and “is to” are always mandatory and not discretionary. The words “should” or “may” are permissive.
- H. The present tense includes the past and future tenses, and the future tense includes the past.
- I. The singular number includes the plural, and the plural includes the singular.
- J. Sections and section headings contained herein are not to be deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any section.

17.02.030 Rules of Interpretation

The Director will make the interpretation for any definition not expressly identified in this Title or provide clarification and determination of these rules.

Chapter 17.03 Rules of Measurement

Sections:

17.03.010	Purpose
17.03.020	General Provisions
17.03.030	Fractions
17.03.040	Calculating Density
17.03.050	Measuring Distances
17.03.060	Measuring Height
17.03.070	Measuring Landscaping
17.03.080	Measuring Lot Width and Depth
17.03.090	Measuring Open Space
17.03.100	Measuring Sign Area
17.03.110	Determining Average Slope
17.03.120	Determining Floor Area
17.03.130	Determining Lot Coverage
17.03.140	Determining Lot Frontage
17.03.150	Determining Setbacks (Yards)

17.03.010 Purpose

The purpose of this Chapter is to explain how various measurements referred to in this Title are to be calculated.

17.03.020 General Provisions

For all calculations, the applicant is responsible for supplying drawings illustrating the measurements that apply to a project. These drawings must be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Director or the Zoning Administrator.

17.03.030 Fractions

Whenever this Title requires consideration of distances, parking spaces, dwelling units, or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, fractions of one-half (0.5) or greater are to be rounded up to the nearest whole number and fractions of less than one-half (0.5) are to be rounded down to the nearest whole number, except as otherwise provided.

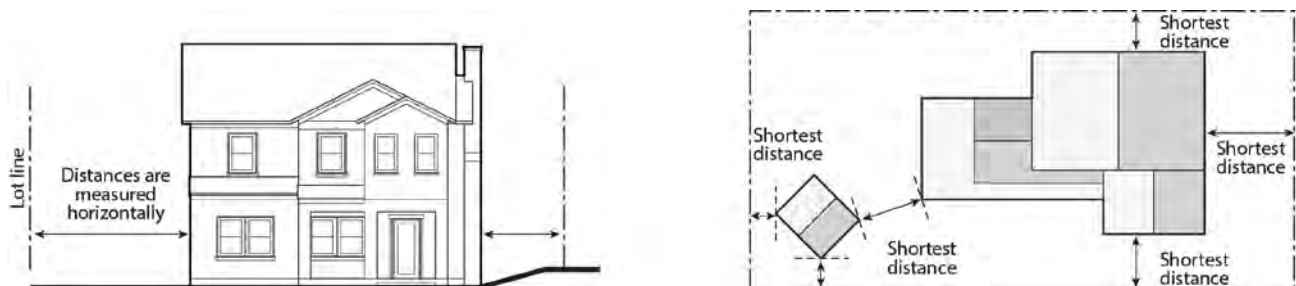
17.03.040 Calculating Density

Density is calculated using net lot area, meaning density is the number of dwelling units per acre of land excluding public rights-of-way, public easements, floodplains, environmentally sensitive areas (ESHA), and areas with archaeological or cultural resources.

17.03.050 Measuring Distances

- A. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.
- B. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.
- C. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.
- D. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.
- E. **Measuring Distances Between Land Uses.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project, in all directions.

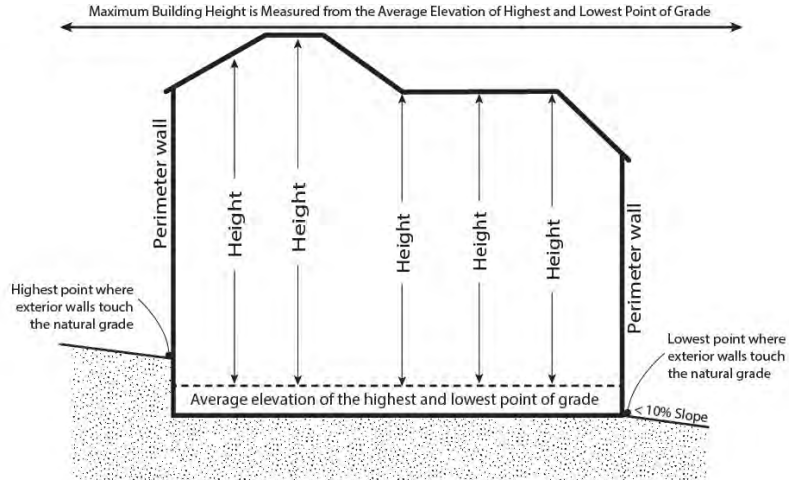
FIGURE 17.03.050: MEASURING DISTANCES



17.03.060 Measuring Height

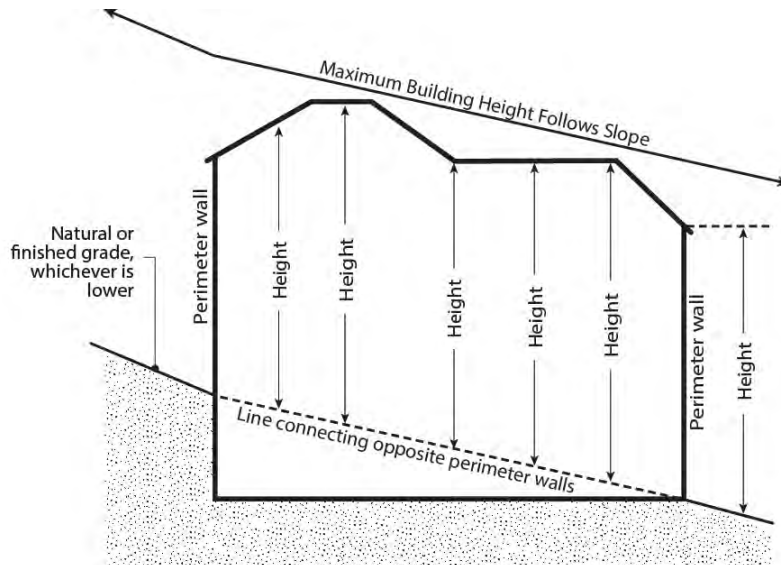
- A. **Measuring Building Height.**
1. **Non-Sloped Lots.** On lots sloped less than 10 percent, building height is the vertical distance measured from the average elevation of the highest and lowest point of the natural grade of the site prior to development at the building pad area to the topmost point of the roof, but not including allowed projections.

FIGURE 17.03.060(A)(1): MEASURING BUILDING HEIGHT ON NON-SLOPED LOTS



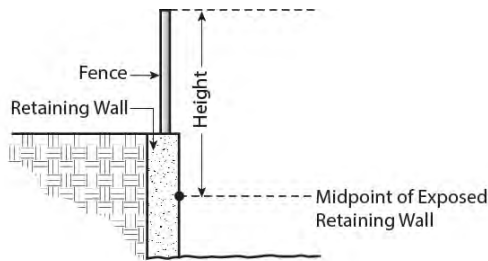
2. **Sloped Lots.** On lots with an average slope of 10 percent or more, building height is measured from any point on top of the building to a line directly below which connects to opposite perimeter walls, or other perimeter support systems, at the lower of natural or finished grade

FIGURE 17.03.060(A)(2): MEASURING BUILDING HEIGHT ON SLOPED LOTS



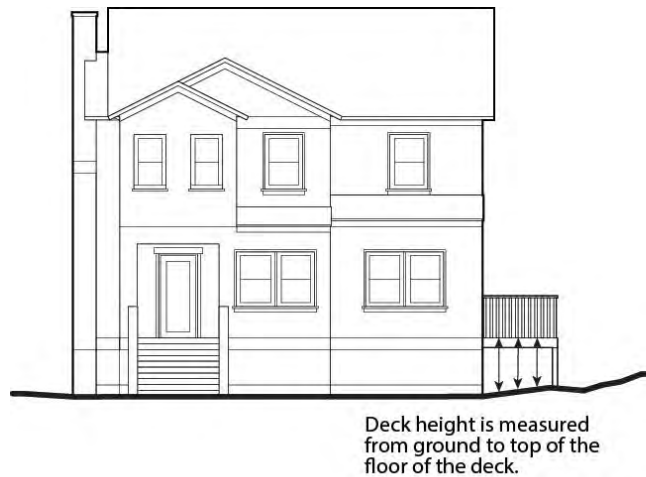
- B. **Measuring Height of Other Structures.** The height of other structures, such as fences, is measured as the vertical distance from the ground level immediately under the structure to the top of the structure. Special measurement provisions are also provided below.
1. **Measuring the Height of Fences on Retaining Walls.** The height of a fence that is on top of a retaining wall is measured from the midpoint of the exposed retaining wall to the top of the fence.

FIGURE 17.03.060(B)(1): MEASURING HEIGHT OF FENCES ON RETAINING WALLS



2. **Measuring the Height of Decks.** Deck height is determined by measuring from the ground below to the top of the floor of the deck directly above.

FIGURE 17.03.060(B)(2): MEASURING HEIGHT OF DECKS



- C. **Measuring the Number of Stories in a Building.** In measuring the height of a building in stories, the following measurement rules apply:
1. A balcony or mezzanine is counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.

2. If the height from the upper surface of the floor to the ceiling above exceeds 25 feet, the space is counted as two stories, not one.

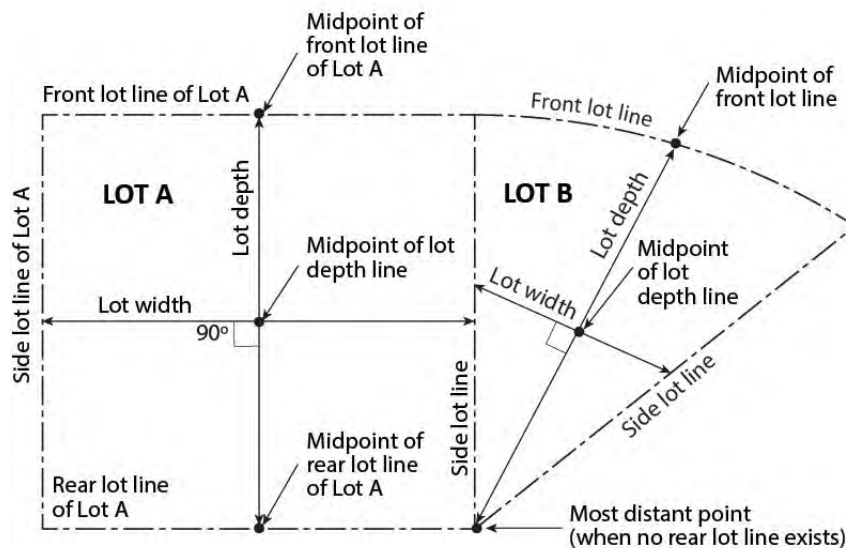
17.03.070 Measuring Landscaping

- A. **Dimension of Landscaped Areas.** No landscaped area smaller than five feet in any horizontal dimension will count toward required landscaping.
- B. **Prescribed Heights.** The prescribed heights of landscaping in this Title are the heights to be attained within five years after planting.

17.03.080 Measuring Lot Width and Depth

- A. **Lot Width.** Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth line at a point midway between the front and rear lot lines. Measuring lot widths for irregular shaped lots is as determined by the Director, with the intent of having the average width of the buildable portion of the lot be the lot width.
- B. **Lot Depth.** Lot depth is measured along a straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

FIGURE 17.03.080: MEASURING LOT WIDTH AND DEPTH

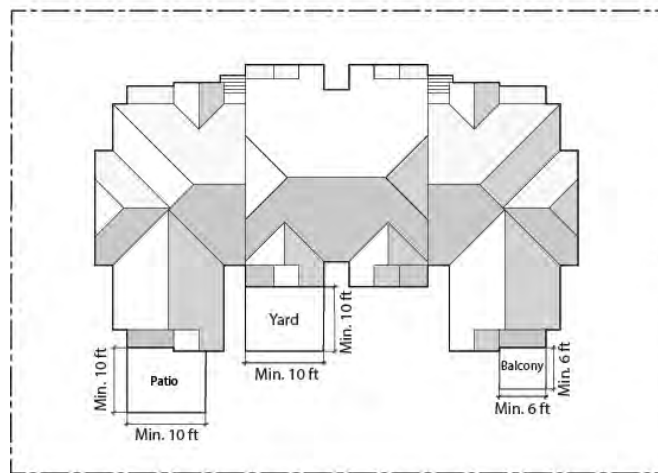


17.03.090 Measuring Open Space

Open space areas must meet the following minimum dimensions to count toward required open space.

- A. **Private Open Space.** Private open space located on the ground level (e.g., yards, decks, patios) must have horizontal dimensions of 10 feet or more. Private open space located above ground level (e.g., balconies) must have horizontal dimensions of six feet or more.

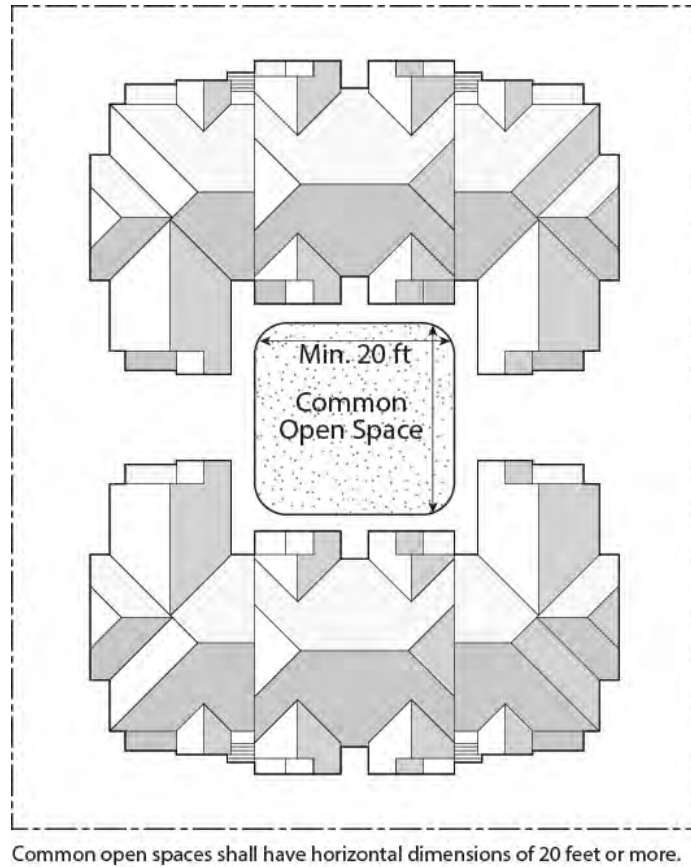
FIGURE 17.03.090(A): MEASURING PRIVATE OPEN SPACE



Yards, decks, and patios shall have a minimum horizontal dimension of 10 feet. Balconies and decks above ground plane shall have a minimum horizontal dimension of 6 feet.

- B. **Common Open Space.** Common open spaces must have horizontal dimensions of 20 feet or more and less than 10 percent slope.

FIGURE 17.03.090(B): MEASURING COMMON OPEN SPACE



17.03.100 Measuring Sign Area

The calculation of measuring sign area are described in Chapter 17.41, Signs.

17.03.110 Determining Average Slope

The average slope of a parcel is calculated using the following formula: $S = 100(I)(L)/A$, where:

- A. S = Average slope (in percent)
- B. I = Contour interval (in feet)
- C. L = Total length of all contour lines on the parcel (in feet)
- D. A = Area of subject parcel (in square feet)

17.03.120 Determining Floor Area

The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior walls.

- A. **Included in Floor Area.** Floor area includes, without limitation, all space in habitable rooms that is below the roof and within the outer surface of the main walls of principal or accessory buildings, or the centerlines of party walls separating such buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any building without walls. In the case of a multi-story building that has covered or enclosed stairways, stairwells, or elevator shafts, the horizontal area of such features is counted only once at the floor level of their greatest area of horizontal extent.
- B. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; floor area below finished grade ;bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater; areas that qualify as usable open space; and in non-residential buildings, areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles that are located below the finished grade of the property.
- C. **Non-Residential Uses.** For non-residential uses, floor area includes pedestrian access interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight. Non-residential floor area does not include arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the general public, but are not designed or used as sales, display, storage, service, or production areas.

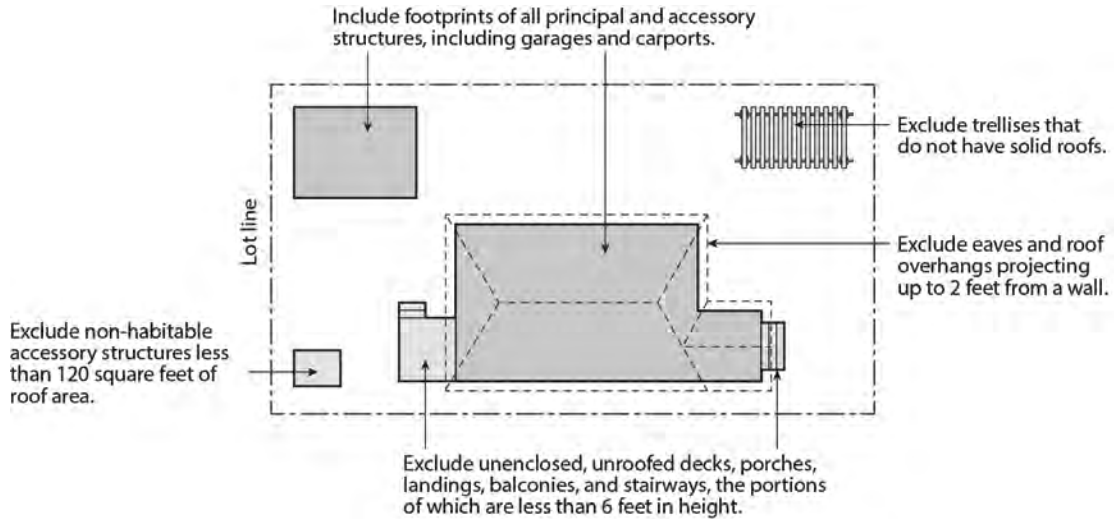
17.03.130 Determining Lot Coverage

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, is summed in order to calculate lot coverage. The following structures are excluded from the calculation:

- A. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies, and stairways less than 18 inches in height at surface of deck (and less than six feet including railings);
- B. Eaves and roof overhangs projecting up to two feet from a wall;
- C. Trellises and similar structures that have roofs that are at least 50 percent open to the sky with uniformly distributed openings;
- D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and

- E. One small, non-habitable accessory structure under 120 square feet. Structures above quantity of one are to be included in lot coverage.

FIGURE 17.03.130: DETERMINING LOT COVERAGE



17.03.140 Determining Lot Frontage

- A. **Corner Lot.** The front of a corner lot is the narrowest dimension of the lot with street frontage.
- B. **Through Lot.** The front of a through lot abuts the street that neighboring lots use to provide primary access.

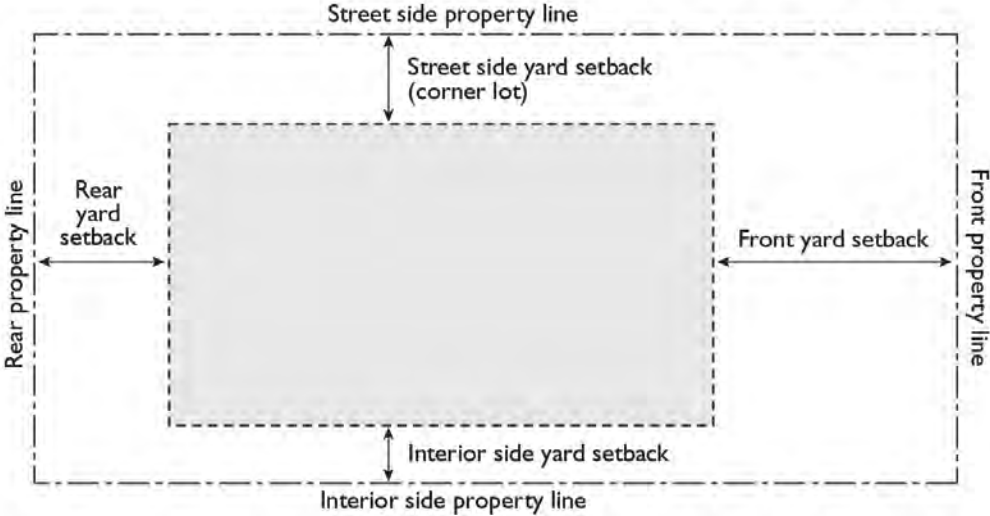
17.03.150 Determining Setbacks (Yards)

A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line. The following special regulations for determining yards apply when a lot abuts a proposed street or alley.

- A. **Yards Abutting Planned Street Expansions.** If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the established ultimate future right-of-way for the street, the required setback is measured from the future right-of-way line rather than the current property line.
- B. **Yards on Alleys.**
 - 1. If a side lot line abuts an alley, the yard is considered an interior side yard rather than a street side yard.
 - 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley is considered as part of the required yard.

- C. **Measuring Setbacks.** Setbacks are measured as the distance between the property line, ultimate right-of-way edge, or back of sidewalk, whichever is closest to the building or structure, and the closest point on the exterior of a building or structure along a line at right angles to the lot line. Setbacks must be unobstructed from the ground to the sky, except where certain structures are allowed pursuant to §17.25.040, Building Projections into Yards.

FIGURE 17.03.150: DETERMINING SETBACKS (YARDS)



Chapter 17.04 Reserved

Chapter 17.05 Reserved

Chapter 17.06 Reserved
