

City of Goleta

New Zoning Ordinance Program



Module 3: Regulations Applying to Multiple Districts

General Site Regulations

Landscaping

Parking and Loading

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New Zoning Ordinance Program

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Presentation Agenda

1. Overview of Zoning Ordinance Program
 - A. *Purpose, Objectives, Process*
 - B. *Schedule*
2. General Site Regulations
3. Landscaping
4. Parking and Loading
5. Key Issues/Steps

1 Introduction

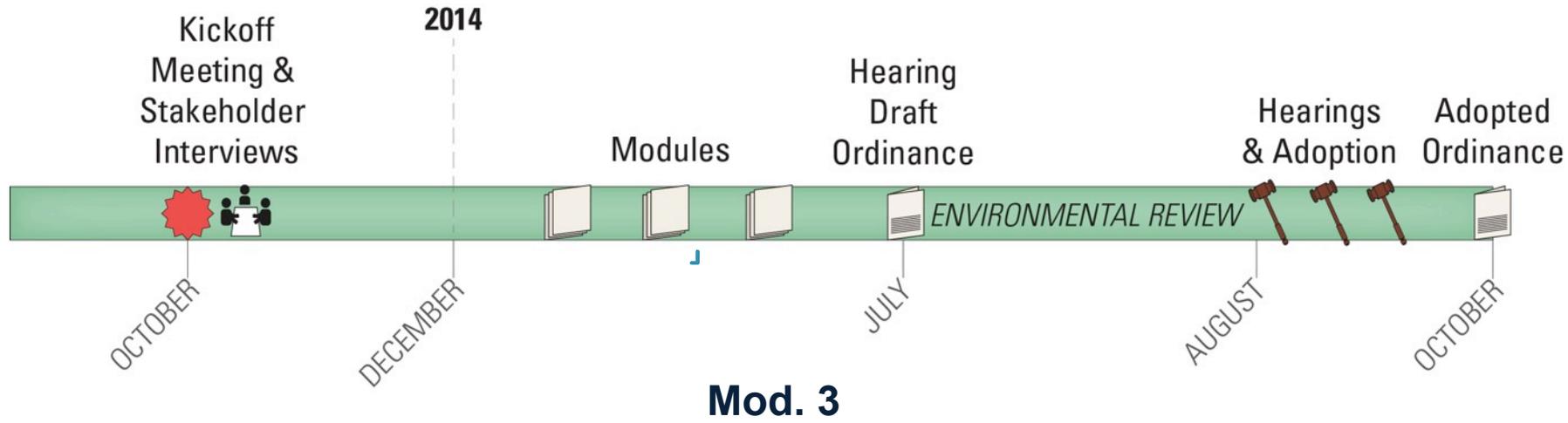
Purpose of Zoning Update

Comprehensively revise the Citywide zoning regulations and Zoning Map to implement the General Plan, shape future growth and help realize the community's vision for the future – a safe, beautiful, vibrant, and livable community, a robust local economy, and a viable Old Town, while also protecting environmental resources.

Specific Objectives

- Be easy to use and understand
- Promote infill, mixed-use pedestrian-oriented projects
- Streamline review and approval process
- Improve development review process with clear rules and criteria for approval providing certainty, flexibility and finality while protecting sensitive resources
- Be enforceable
- Respond to community concerns
- Provide tables and graphics

Schedule



Module 3: Overview – Part 1

1. Organization of Regulations
2. General Site Regulations
3. Landscaping
4. Parking and Loading
5. Discussion Questions

2 General Site Regulations

Chapter 17.28

Sections 17.28.010 – 17.28.180

General Site Regulations

- Purpose and Applicability
 - *The purpose of this Chapter is to prescribe development and site regulations that apply, except where specifically stated, to development in all Zoning Districts. These standards must be used in conjunction with the standards for each Zoning District located in Part II, Base Zoning District Regulations. In any case of conflict, the standards specific to the Zoning District will override these regulations.*

General Site Regulations

- Accessory Structures
 - *Second Units regulated separately*
 - *Location: Not within setbacks*
 - *Height:*
 - 12 ft. on lots 10,000 SF or less
 - 16 feet on larger lots if 10 ft. in from lot line
- Development on Lots Divided by District Boundaries
- Substandard Lots: minimum standards apply

General Site Regulations

■ Building Projections into Yards

TABLE 17.28.030: ALLOWED BUILDING PROJECTIONS INTO YARDS

<i>Projection</i>	<i>Front or Street Side Yard (ft.)</i>	<i>Interior Side Yard (ft.)</i>	<i>Rear Yard (ft.)</i>	<i>Limitations</i>
	Notwithstanding any other subsection of this Section, no projection may extend closer than three feet to an interior lot line or into a public utility easement.			
All projections Cornices, canopies, eaves, and similar architectural features; chimneys.	2	2	2	Must not occupy more than one-third of the length of the building wall on which they are located.
Bay windows	3	2	3	
Fire escapes required by law or public agency regulation	4	4	4	
Uncovered stairs, ramps, stoops, or landings that service above first floor of building	3	2	3	
Depressed ramps or stairways and supporting structures designed to permit access to parts of buildings that are below average ground level	3.5	3.5	3.5	No closer than 10 ft. of a street-facing property line or 5 ft. from an interior side or rear property line
Basketball Rims and Backboards Decks, porches and stairs Less than 18 inches above ground elevation	6	2	8	Must be open on at least three sides. No closer than 7 ft. of a street-facing property line or 3 ft. of an interior property line.
18 inches or more above ground elevation	3	2	3	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 17.53, Modifications and Waivers.			

General Site Regulations

■ Exceptions to Height Limits

TABLE 17.28.060: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

<i>Structures Allowed Above the Height Limit</i>	<i>Maximum Coverage, Locational Restrictions</i>	<i>Maximum Vertical Projection Above the Height Limit</i>
Skylights	No limitation	1 foot
Solar panels	No limitation	See Section 17.28.130
Other energy production facilities located on rooftop such as wind turbines	No limitation	5 feet
- Chimneys	20% of roof area for all structures	20% of base height limit or 10 feet
- Decorative features such as domes, cupolas, pediments, obelisks, and monuments		
- Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures		
Elevator and stair towers (for multi-unit and non-residential buildings only)	N/A	12 feet
Mechanical equipment penthouses	60% of roof area	10 feet
Flagpoles	Must be setback at least to the height of the pole from all lot lines; only one per residential lot	10 feet
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction
Religious facility architectural elements such as spires, bell towers, and domes	20% of roof area	No restriction
Parapets excluding detached residential structures	N/A	4 feet
- Distribution and transmission towers, lines, and poles	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the District	10 feet as an accessory structure; none as a primary use
- Water tanks		
- Windmills		
- Airway beacons		
- Building-mounted telecommunications facilities, antennas, and microwave equipment		Subject to provisions of Chapter 17.44, Telecommunications Facilities. A Conditional Use Permit is required for commercial communication towers that exceed the maximum permitted height of the Zoning District in which they are located.
- Radio towers		
Athletic field lighting		60 feet

General Site Regulations

- Fences and Freestanding Walls
 - *Front, Street side setbacks*
 - *Height limits*
 - *Decorative features*
 - *No chain-link fences in front and street side yards in R districts*
 - *Recreational fencing*
 - *Driveway and intersection visibility*

General Site Regulations

- Non-residential Open Space
 - *Public gathering areas*
 - *Rooftop open space*
 - *Open, accessible, well-designed and shaded*
- Residential Open Space – Outdoor Living Area
 - *Minimum dimensions*
 - *Usable and accessible*
- Amounts required: set in zoning district regulations

General Site Regulations

- Outdoor Storage

TABLE 17.28.090.A: OPEN STORAGE REGULATIONS BY DISTRICT AND LOCATION	
<i>Base Districts</i>	<i>Permissibility of Open Storage</i>
Agricultural	Permitted if associated with a permitted agricultural use, located outside of all required setbacks, and screened subject to the standards of this Section from adjacent residential properties and public rights-of-way.
Residential, Commercial, and Office	All storage must be within an enclosed building except as specified for accessory outdoor display (garden centers, plant nurseries, lumber supply areas for home centers), subject to screening standards and to review and approval of a Use Permit.
Industrial	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.
Public Facilities and Fleet/Truck Terminals	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section.

General Site Regulations

- Right to Farm Covenants
 - *Disclosure covenants – subdividers*
 - *Disclosure before building permits, acknowledging potential nuisance*
- Right to Research Covenants
 - *Similar to Right to Farm*
 - *Disclosures of nuisances*

General Site Regulations

- Screening and Buffer yards
 - *Mechanical equipment*
 - *Loading docks and service areas*
 - *Trash and refuse collection*
 - *Parking areas*
 - *Residential District boundaries*
- Solar Installations
 - *May exceed height limits*
 - *May be in side and rear setbacks*
- Swimming pools and spas
- Refuse and recycling areas

General Site Regulations

- Truck Docks, Loading, and Service Areas
 - *Setback from Residential Districts*
 - *Rear half of lot*
 - *Screening required*
- Underground utilities
- Visibility at Intersections and Driveways
- ***Anything missing?***

3 Landscaping

Chapter 17.36

Sections 17.36.010-17.36.100

Landscaping

- All new development, except alterations and additions
- Areas to be landscaped defined
- Emphasis on water-efficient landscaping
- Landscape plans
- Alternative Compliance – to allow for creative design
 - *Use of drought-tolerant or native vegetation*
 - *Water efficiency*
 - *Compatibility with uses and environment*
 - *Findings required to approve variations from standards*

Landscaping

- General Landscape Requirements
- Tree planting standards – based on lot coverage
 - *Residential: 1/1,000 in SF; 1/ 2,000 in MF*
 - *Commercial and Industrial: 1/200; 1/5,000*
- Shrubs and groundcover
- Permeable paving
- Turf limits
- Size and spacing standards; minimum dimensions
- Supplemental standards: composition, buffering, continuity and connections and enhancing architecture

Landscaping

■ Perimeter Landscaping

TABLE 17.28.060(A): REQUIRED LANDSCAPE BUFFERS

Use	Park or Open	Single Unit Residential	Multiple Unit Residential	Commercial and Office	Industrial
Single Unit Residential	Type 1	Type 1	-	-	-
Multiple Unit Residential	Type 2	Type 2	Type 2	-	-
Commercial	Type 2	Type 2	-	-	Type 1
Office	Type 2	Type 2	Type 2	-	Type 2
Industrial	Type 2	Type 2	Type 2	Type 2	-

TABLE 17.28.060(B): BUFFER YARD REQUIREMENTS

Buffer Yard Type	Minimum Width (ft.)	Trees: Canopy (Mature Height of 40 ft. or less)	Trees: Understory (Mature height of less than 40 ft.)	Large Shrubs: (Mature spread of 2 ft. or more)	Small Shrubs: (Mature spread of less than 2 ft.)
Type 1	5	2	2	4	8
Type 2	10	2	3	6	8

Landscaping

- Parking Lot and Structure Landscaping
 - *50 percent shade*
 - *Landscape islands: minimum dimensions and plant requirements*
 - *Medians*
 - *Standards for plant materials: number and size*
 - One shade tree for every 8 spaces
 - 10% - 36-inch box
 - 60% - 24-inch box
- ***Anything missing?***

4 **Parking and Loading**

Chapter 17.39

Sections 17.39.010 – 17.39.100

4

Parking and Loading

- Applicability: All new development and alterations and additions that increase parking need
- Existing parking to be maintained
 - *Nonconforming parking recognized, provided not reduced*
- Unbundling required for multi-family residential projects
- Residential garage conversion allowed, per existing rules
- Stacked and valet parking allowed

Required Number of Spaces

TABLE 17.39.040.A.1: REQUIRED ON-SITE PARKING SPACES, MIXED-USE DEVELOPMENT

Land Use	Required Parking Spaces	
Residential		
Studio and one-bedroom units	1 space per unit	One covered space must be provided for each unit.
Two or more bedrooms	1.5 spaces per unit	One additional guest parking space must be provided for every 4 units for projects greater than 10 units.
Non-Residential		
Office	1 space per 450 square feet	
Retail	1 space per 400 square feet	
Restaurant	1 space per 250 square feet	

TABLE 17.39.040.B: REQUIRED ON-SITE PARKING SPACES, SINGLE USE DEVELOPMENT

Land Use Classification	Required Parking Spaces	Additional Regulations
Residential Uses		
Single-Unit Residential	2 spaces per dwelling unit plus 1 space if the units contains 3,000 sq.ft. or more of floor area, excluding the garage	Must be within a garage.
Second Dwelling Unit	1 space	
Multi-unit Residential		
Studio	1 space per unit	One covered space must be designated for each unit. One additional guest parking space must be provided for every 2 units.
One- or two-bedroom	1.5 spaces per unit	
Three or more bedrooms	2 spaces per unit	
Family Day Care		Up to 25 percent reduction allowed for senior housing
Small	None in addition to what is required for the residential use.	
Large	1 per employee plus an area for loading and unloading children, on or off-site. (Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements).	

Parking and Loading

- Parking Reductions
 - *Transportation Demand Management Projects – up to 20% reduction*
 - *Transit accessibility – up to 20% reduction*
 - *Shared parking – up to 33% reduction*
 - *Restaurants in Old Town – no set limits*
 - *Other reductions – case-by-case*
 - *Conditional Use Permit or other Commission Approval*
- Parking In Lieu Fees
 - *As set by Council for prescribed areas*
 - *Use of funds limited to transportation purposes*

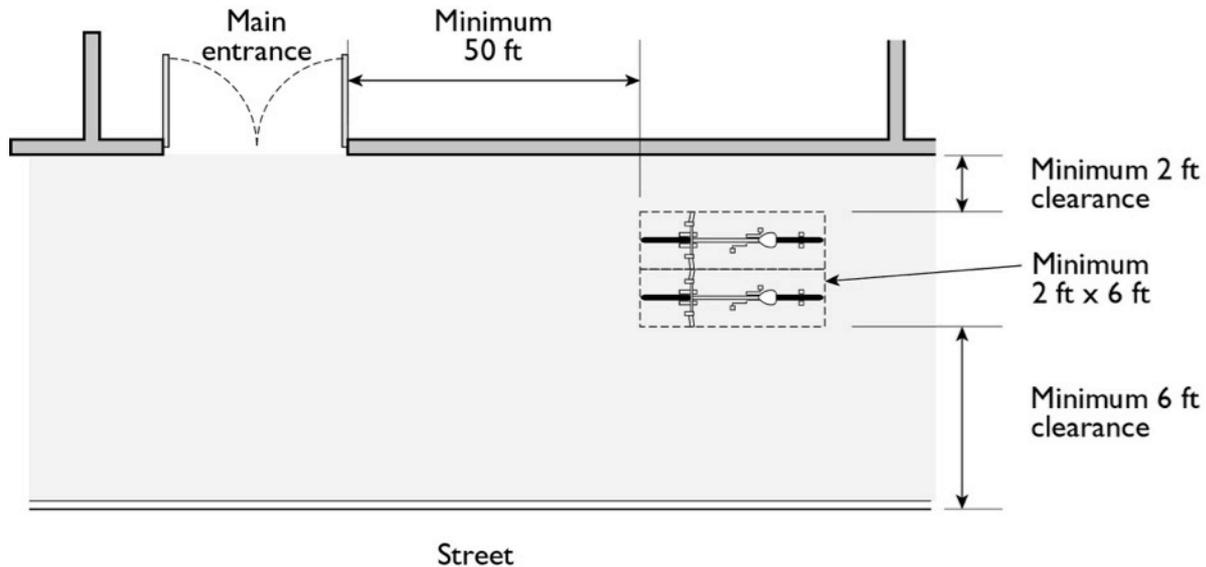
Parking and Loading

- Location of Required Parking
 - *Residential Districts: On same lot, not in required setbacks*
 - Except RV allowed in side yards if screened and do not exceed stated dimensions
 - *Non-residential Districts: On same lot, not in required setbacks unless Off-site facility approved by Director*
 - Parking agreement required
 - Location limits based on walking distance

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Parking and Loading

- Bicycle Parking
 - *Short-Term & Long-term Bicycle Parking: Minimum standard*



Parking and Loading

- On-Site Loading

Spaces required; location and dimensional standards

Gross Floor Area (sq. ft.)	Required Loading Spaces
0 – 6,999	0
7,000 – 30,000	1
30,001 – 90,000	2
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 square feet or portion thereof.

Parking and Loading

- Parking Area Design and Development Standards
 - *Parking Stall Dimensions*

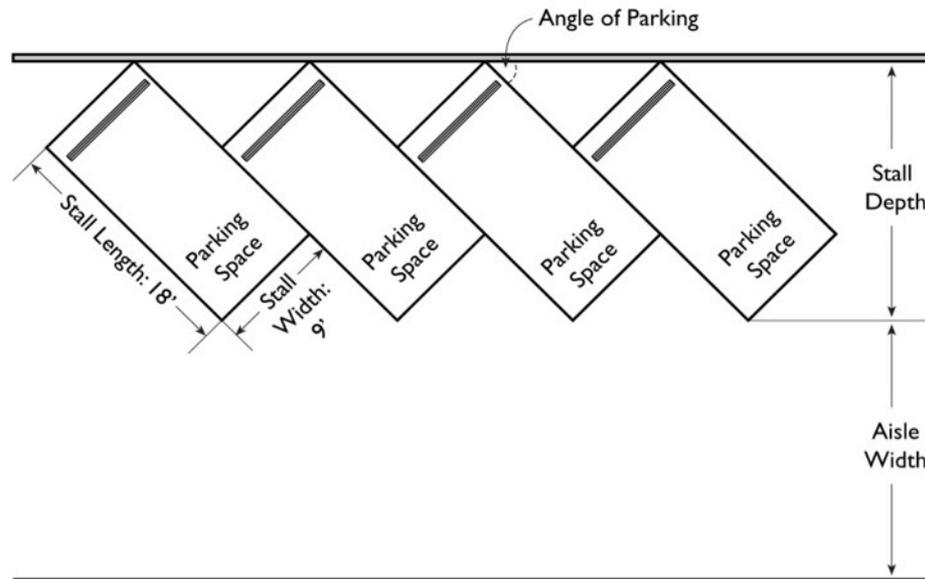


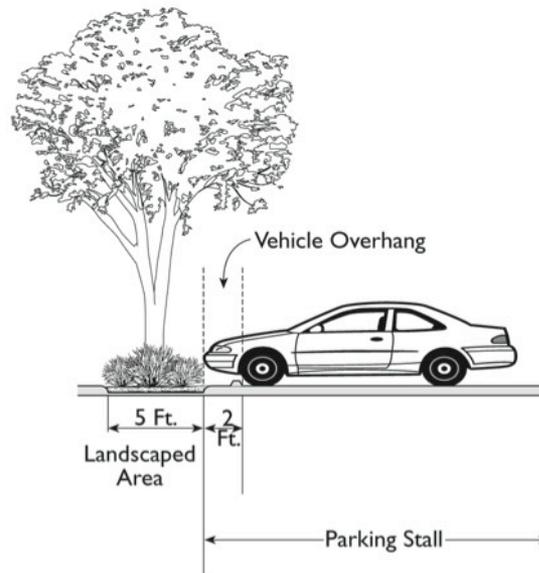
TABLE 17.39.100-A(1): STANDARD PARKING STALL DIMENSIONS

Angle of Parking (degrees)	Stall Length (ft.)	Stall Width (ft.)	Stall Depth (ft.)	Aisle Width (ft.)			
				Single Loaded		Double Loaded	
				1-way	2-way	1-way	2-way
90	18	9	18	27'4"	27'4"	27'4"	27'4"
60	18	9	20'1"	16'11"	21'1"	16'3"	20'1"
45	18	9	19'1.1"	12'9"	19'9"	12'4"	18'10"
30	18	9	16'9.6"	11'2"	19'2"	10'3"	18'5"

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Parking and Loading

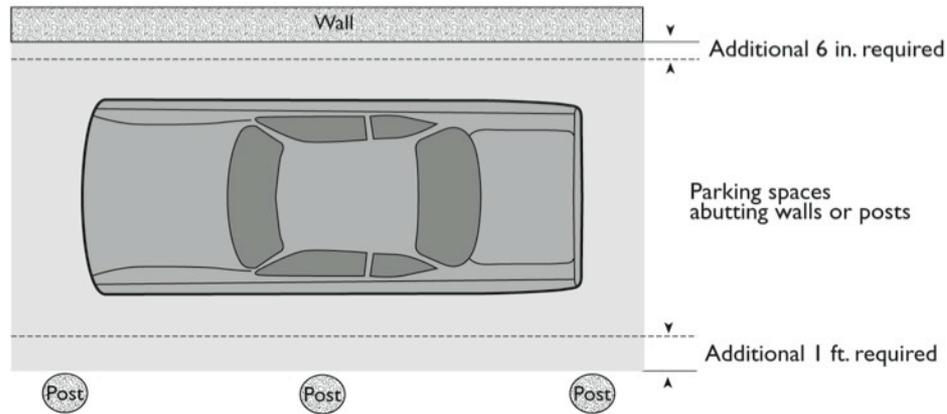
- Parking Area Design and Development Standards
 - *Vehicle Overhang*



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Parking and Loading

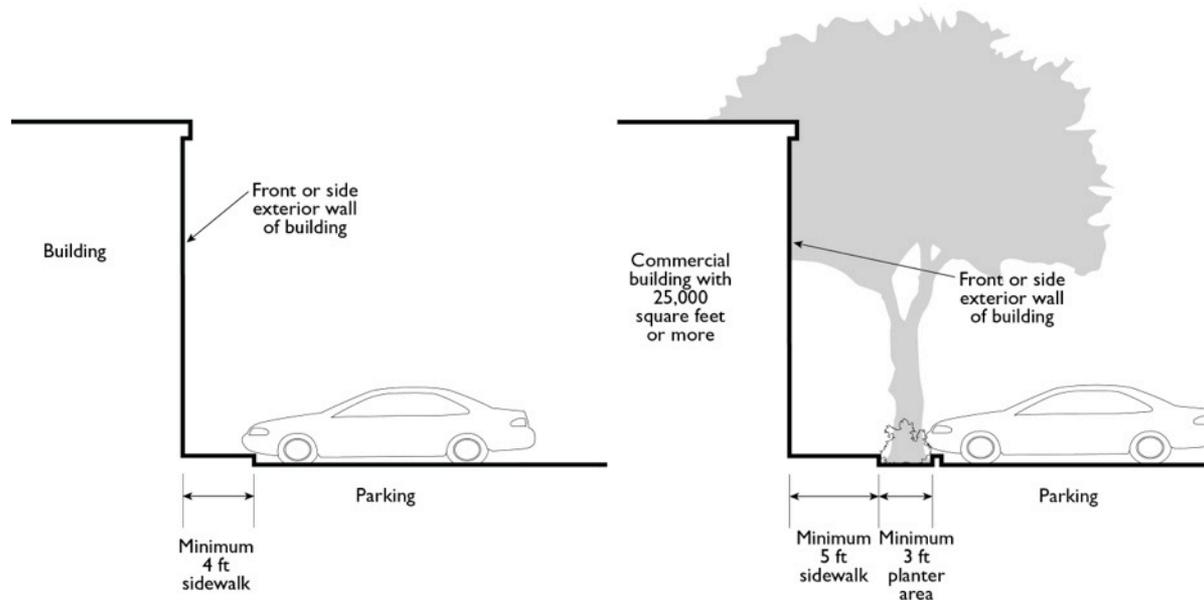
- Parking Area Design and Development Standards
 - *Spaces Abutting Walls or Posts*



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Parking and Loading

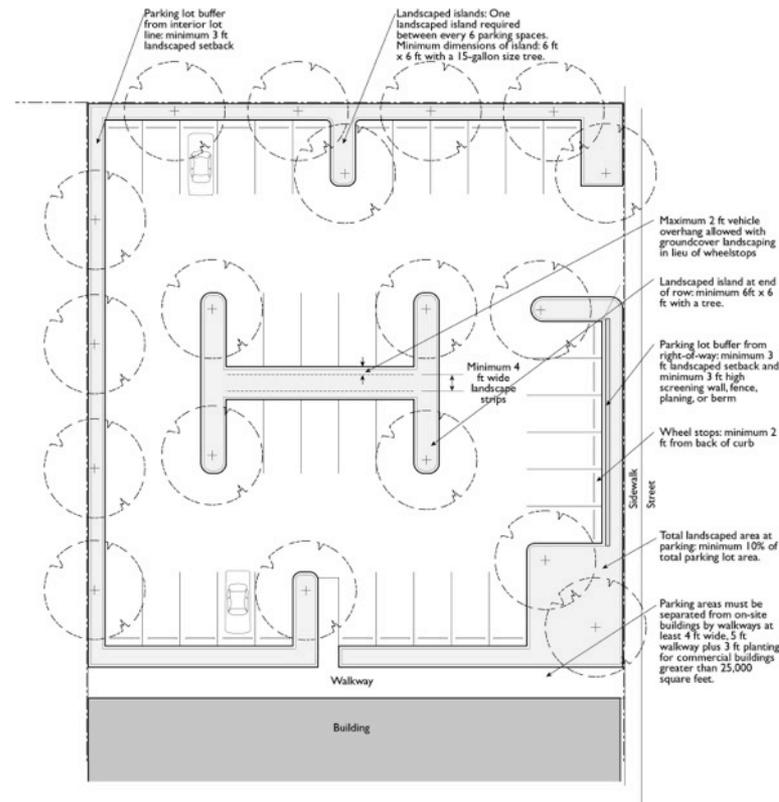
- Parking Area Design and Development Standards
 - *Separation from On-Site Buildings*



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Parking and Loading

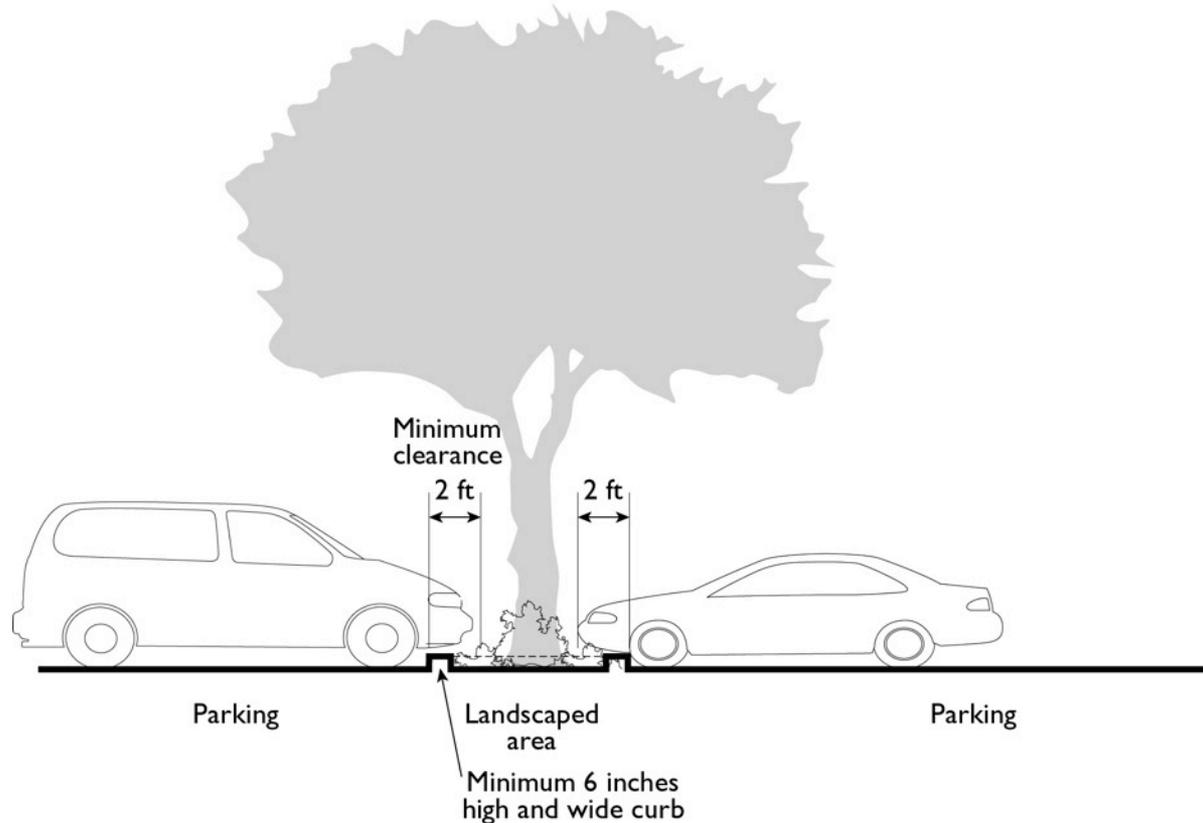
- Parking Area Design and Development Standards
 - *Parking Lot Landscaping*



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Parking and Loading

- Parking Area Design and Development Standards
 - *Protection of Vegetation*



5 Key Issues/Next Steps

Commission Discussion Questions

- Additional site development regulations?
- Additional landscaping requirements?
- Sufficient flexibility in parking regulations?
 - *Reductions allowed*
 - *Bicycle standards included*
 - *Low impact development considerations*

Next Steps

- Part 2: Remaining topics for General Plan implementation

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City of Goleta: New Zoning Ordinance Program

We need your input!