Module 3: Regulations Applying to Multiple Districts

- General Site Regulations
- Landscaping
- Parking and Loading

June 09, 2014

New Zoning Ordinance Program

By: Michael Dyett, Dyett & Bhatia and Anne Wells, Goleta Advance Planning Manager
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

City of Goleta: New Zoning Ordinance Program

Kickoff Meeting & Stakeholder Interviews

2014

Modules

Hearing Draft Ordinance

ENVIRONMENTAL REVIEW

Hearings & Adoption

Adopted Ordinance

OCTOBER

DECEMBER

JULY

AUGUST

OCTOBER

Mod. 3
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
### Building Projections into Yards

**TABLE 17.28.030: ALLOWED BUILDING PROJECTIONS INTO YARDS**

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

### Exceptions to Height Limits

<table>
<thead>
<tr>
<th>Structures Allowed Above the Height Limit</th>
<th>Maximum Coverage, Locational Restrictions</th>
<th>Maximum Vertical Projection Above the Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Skylights</td>
<td>No limitation</td>
<td>1 foot</td>
</tr>
<tr>
<td>Solar panels</td>
<td>No limitation</td>
<td>See Section 17.28.130</td>
</tr>
<tr>
<td>Other energy production facilities located on rooftop such as wind turbines</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Chimneys</td>
<td>No limitation</td>
<td>5 feet</td>
</tr>
<tr>
<td>- Decorative features such as domes, cupolas, pediments, obelisks, and monuments</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Rooftop open space features such as sun decks, sunshade and windscreen devices, open trellises, and landscaping, excluding detached residential structures</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elevator and stair towers (for multi-unit and non-residential buildings only)</td>
<td>N/A</td>
<td>12 feet</td>
</tr>
<tr>
<td>Mechanical equipment penthouses</td>
<td>60% of roof area</td>
<td>10 feet</td>
</tr>
<tr>
<td>Flagpoles</td>
<td>Must be setback at least to the height of the pole from all lot lines; only one per residential lot</td>
<td>10 feet</td>
</tr>
<tr>
<td>Fire escapes, catwalks, and railings required by law</td>
<td>No restriction</td>
<td>No restriction</td>
</tr>
<tr>
<td>Religious facility architectural elements such as spires, bell towers, and domes</td>
<td>20% of roof area</td>
<td>No restriction</td>
</tr>
<tr>
<td>Parapets excluding detached residential structures</td>
<td>N/A</td>
<td>4 feet</td>
</tr>
<tr>
<td>- Distribution and transmission towers, lines, and poles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Water tanks</td>
<td>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</td>
<td></td>
</tr>
<tr>
<td>- Windmills</td>
<td>10 feet as an accessory structure; none as a primary use</td>
<td></td>
</tr>
<tr>
<td>- Airway beacons</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Building-mounted telecommunications facilities, antennas, and microwave equipment</td>
<td>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.</td>
<td></td>
</tr>
<tr>
<td>- Radio towers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic field lighting</td>
<td></td>
<td>60 feet</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Base Districts</th>
<th>Permissibility of Open Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agricultural</td>
<td>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.</td>
</tr>
<tr>
<td>Residential, Commercial, and Office</td>
<td>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.</td>
</tr>
<tr>
<td>Industrial</td>
<td>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.</td>
</tr>
<tr>
<td>Public Facilities and Fleet/Truck Terminals</td>
<td>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.</td>
</tr>
</tbody>
</table>
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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Park or Open</th>
<th>Single Unit Residential</th>
<th>Multiple Unit Residential</th>
<th>Commercial and Office</th>
<th>Industrial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Unit Residential</td>
<td>Type 1</td>
<td>Type 1</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Multiple Unit Residential</td>
<td>Type 2</td>
<td>Type 2</td>
<td>Type 2</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Commercial Office</td>
<td>Type 2</td>
<td>Type 2</td>
<td>-</td>
<td>-</td>
<td>Type 1</td>
</tr>
<tr>
<td>Industrial</td>
<td>Type 2</td>
<td>Type 2</td>
<td>Type 2</td>
<td>Type 2</td>
<td>-</td>
</tr>
</tbody>
</table>

**TABLE 17.28.060(B): BUFFER YARD REQUIREMENTS**

<table>
<thead>
<tr>
<th>Buffer Yard Type</th>
<th>Minimum Width (ft.)</th>
<th>Trees: Canopy (Mature Height of 40 ft. or less)</th>
<th>Trees: Understory (Mature Height of less than 40 ft.)</th>
<th>Large Shrubs: (Mature spread of 2 ft. or more)</th>
<th>Small Shrubs: (Mature spread of less than 2 ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type 1</td>
<td>5</td>
<td>2</td>
<td>2</td>
<td>4</td>
<td>8</td>
</tr>
<tr>
<td>Type 2</td>
<td>10</td>
<td>2</td>
<td>3</td>
<td>6</td>
<td>8</td>
</tr>
</tbody>
</table>
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
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: REQUIRED ON-SITE PARKING SPACES, MIXED-USE DEVELOPMENT

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

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

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Required Parking Spaces</th>
<th>Additional Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single-Unit Residential</td>
<td>2 spaces per dwelling unit plus 1 space if the units contains 3,000 sq.ft. or more of floor area, excluding the garage</td>
<td>Must be within a garage.</td>
</tr>
<tr>
<td>Second Dwelling Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-unit Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>1 space</td>
<td></td>
</tr>
<tr>
<td>One- or two-bedroom</td>
<td>1.5 spaces per unit</td>
<td></td>
</tr>
<tr>
<td>Three or more bedrooms</td>
<td>2 spaces per unit</td>
<td></td>
</tr>
<tr>
<td>Family Day Care</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Small</td>
<td>None in addition to what is required for the residential use.</td>
<td></td>
</tr>
<tr>
<td>Large</td>
<td>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).</td>
<td></td>
</tr>
</tbody>
</table>
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
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*

<table>
<thead>
<tr>
<th>Gross Floor Area (sq. ft.)</th>
<th>Required Loading Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 – 6,999</td>
<td>0</td>
</tr>
<tr>
<td>7,000 – 30,000</td>
<td>1</td>
</tr>
<tr>
<td>30,001 – 90,000</td>
<td>2</td>
</tr>
<tr>
<td>90,001 – 150,000</td>
<td>3</td>
</tr>
<tr>
<td>150,001 – 230,000</td>
<td>4</td>
</tr>
<tr>
<td>230,001 +</td>
<td>1 per each additional 100,000 square feet or portion thereof.</td>
</tr>
</tbody>
</table>
Parking and Loading

- Parking Area Design and Development Standards
  - Parking Stall Dimensions

```
<table>
<thead>
<tr>
<th>Angle of Parking (degrees)</th>
<th>Stall Length (ft.)</th>
<th>Stall Width (ft.)</th>
<th>Stall Depth (ft.)</th>
<th>Single Loaded</th>
<th>Double Loaded</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1-way</td>
<td>2-way</td>
<td>1-way</td>
<td>2-way</td>
<td></td>
</tr>
<tr>
<td>90</td>
<td>18</td>
<td>9</td>
<td>18</td>
<td>27'4&quot;</td>
<td>27'4&quot;</td>
</tr>
<tr>
<td>60</td>
<td>18</td>
<td>9</td>
<td>20'1&quot;</td>
<td>16'11&quot;</td>
<td>21'1&quot;</td>
</tr>
<tr>
<td>45</td>
<td>18</td>
<td>9</td>
<td>19'1.1&quot;</td>
<td>12'9&quot;</td>
<td>19'9&quot;</td>
</tr>
<tr>
<td>30</td>
<td>18</td>
<td>9</td>
<td>16'9.6&quot;</td>
<td>11'2&quot;</td>
<td>19'2&quot;</td>
</tr>
</tbody>
</table>
```
Parking and Loading

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

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

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

- Parking Area Design and Development Standards
  - Parking Lot Landscaping
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
www.GoletaZoning.com

We need your input!