

Goleta New Zoning Ordinance Program

Numerical Standards Comparison Table: Existing to Proposed

Note: The information in this table is provided only as a tool to help facilitate review of the Public Review Draft Zoning Ordinance. *It is for informational purposes only.* Please refer to the Public Review Draft Zoning Ordinance for the complete and most up-to-date proposed Zoning Ordinance provisions. The Public Review Draft Zoning Ordinance contains the zoning provisions under consideration. If you wish to provide feedback on the draft zoning provisions, please refer to the Public Review Draft Zoning Ordinance and provide comments on the provisions included in the Public Review Draft Zoning Ordinance, not on this table.

ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
Division 2 - Definitions		
<u>ALLEY:</u> A passage or way of affording generally a secondary means of vehicular access to abutting property and not intended for general traffic circulation.	<u>ALLEY:</u> A passage or way of affording generally a secondary means of vehicular access to abutting property and not intended for general traffic circulation.	17.71.020 Definitions <u>Alley.</u> A public way permanently reserved primarily for secondary vehicular service access to the rear or side of properties otherwise abutting on a street.
Not included.	<u>APPEALABLE DEVELOPMENTS:</u> (1) Developments approved by the County between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, as indicated on the official County appeals zone maps. (2) Developments approved by the County not included within paragraph (1) located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff , as indicated on the official County appeals zone maps or as determined by the State Lands Commissions.	17.53.130 Appeals (E)1. Appealable Development. Pursuant to Public Resources Code Section 30603(a), an action taken by the City on a Coastal Development Permit application may be appealed to the Coastal Commission for the following types of development. a. Developments between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach, whichever is the greater distance. b. Developments that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff. c. Developments located in a sensitive coastal resource area. d. Any development which constitutes a major public works project or a major energy facility.
<u>ATTACHED BUILDING:</u> A building having at least five (5) lineal feet of wall serving as a common wall with the building to which it is attached.	<u>ATTACHED BUILDING:</u> A building having at least five lineal feet of wall serving as a common wall with the building to which it is attached.	17.71.020 Definitions <u>Attached Building or Structure.</u> A building or structure having at least five lineal feet of wall serving as a common wall with the building to which it is attached.
<u>ATTACHED RESIDENTIAL SECOND UNIT:</u> An attached dwelling unit on a permanent foundation located in a single family, Residential Ranchette or Agriculture I zone district, which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. An attached residential second unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling.	<u>ATTACHED RESIDENTIAL SECOND UNIT:</u> An attached dwelling unit on a permanent foundation located in a single family, Rural Residential or Agriculture I zone district, which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. An attached residential second unit shall not be sold or financed separately from the principal structure, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling.	17.70.010 Residential Uses <u>Secondary Dwelling Unit.</u> An attached or detached unit that is ancillary to the primary unit and has a kitchen, sleeping, and bathroom facilities located on a lot with one single-family dwelling, where one of the units is owner occupied.
<u>AUTOMOTIVE SERVICE STATION:</u> A retail place of business engaged in supplying goods and services generally required in the normal operation and maintenance of automotive vehicles and the fulfilling of motorists needs. These include sale of hydrocarbon products, sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services; the performance of minor automotive maintenance and repair; and the supplying of other incidental customer services and products. Major motor repairs, painting and body and fender work and mechanical car wash are excluded. Incidental products may include non-auto related items such as refreshments provided the floor area devoted to such items is no greater than one hundred (100) square feet.	<u>AUTOMOTIVE SERVICE STATION:</u> A retail place of business engaged in supplying goods and services generally required in the normal operation and maintenance of automotive vehicles and the fulfilling of motorists needs. These include sale of hydrocarbon products, sale and servicing of tires, batteries, automotive accessories and replacement items, washing and lubrication services; the performance of minor automotive maintenance and repair; and the supplying of other incidental customer services and products. Major motor repairs, painting and body and fender work and mechanical car wash are excluded. Such incidental products may include non-auto related items such as refreshments provided the floor area devoted to such items is no greater than one hundred (100) square feet.	17.70.030 Commercial Uses <u>Automobile/Vehicle Service and Repair, Major.</u> Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, generally on an overnight basis that may include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. This classification excludes vehicle dismantling or salvaging and tire retreading or recapping. <u>Automobile/Vehicle Service and Repair, Minor.</u> The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. <u>Service and Gas Stations.</u> Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services. This classification includes "mini marts" and/or conveniences stores that sell products, merchandise, or services that are ancillary to the primary use related to the operation of motor vehicles where such sale is by means other than vending machines.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
BASEMENT: A story partly or wholly underground. A basement shall be counted as a story if has a minimum height of six and one-half (6.5) feet and more than one-half of its height is above the average level of the adjoining ground.	BASEMENT: A story partly or wholly underground. A basement shall be counted as a story if more than one-half of its height is above the average level of the adjoining ground.	17.71.020 Definitions Basement. A non-habitable space beneath the first or ground floor of a building, the ceiling of which does not extend more than four feet above finished grade.
BLOCK: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets , or between the nearest intersection or intercepting streets, and a railroad right-of-way, water course or body of water.	BLOCK: That property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets , or between the nearest intersection or intercepting streets, and a railroad right-of-way, water course or body of water.	17.71.020 Definitions Block. Property bounded on all sides by a public right-of-way.
BUILDING SITE: A single parcel of land in one ownership , occupied or intended to be occupied by a building or structure.	BUILDING SITE: A single parcel of land in one ownership , occupied or intended to be occupied by a building or structure.	17.71.020 Definitions Building Site. A lot or parcel of land occupied or to be occupied by a main building and accessory buildings together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road, highway, or waterway.
CHILD CARE CENTER. RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided in a residence for more than (12) children , including children who reside at the home. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities.	CHILD CARE CENTER. RESIDENTIAL: Any state licensed child care facility, other than a family day care home, where group care is provided in a residence for more than (12) children , including children who reside at the home. Child Care Centers may include, but are not limited to, infant centers, pre-schools, and extended day-care facilities.	17.70.020 Public/Semi-Public Uses Day Care Facility. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.
CHILD CARE FACILITY: Facilities providing non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of the individual on less than a 24-hour basis . Child care facilities include family day care and residential and non-residential child care centers.	CHILD CARE FACILITY: Facilities providing non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of the individual on less than a 24-hour basis . Child care facilities include family day care and residential and non-residential child care centers.	17.70.020 Public/Semi-Public Uses Day Care Facility. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care. This classification includes nursery schools, preschools, and day care facilities for children or adults , and any other day care facility licensed by the State of California.
CLUSTERED RESIDENTIAL AGRICULTURAL BUILDING SITE: One continuous building envelope of no more than 3% of the lot area or two acres (whichever is less) in which all residential and residential accessory structures and uses shall be located. The clustered building envelope shall minimize "barbell", "finger", and "peninsula" type configurations to ensure, to the maximum extent feasible, that the development minimizes intrusions into agricultural areas and maximizes clustering of residential and accessory structures in order to preserve productive agricultural lands.	Not included.	Not included.
COLLOCATED COMMUNICATION FACILITY: Any communication facility where antennas are placed on a single antenna support structure (monopole, lattice tower, etc.) by two or more communication service providers (e.g., two macrocells share one support structure).	COLLOCATED COMMUNICATION FACILITY: Any communication facility where antennas are placed on a single antenna support structure (monopole, lattice tower, etc.) by two or more communication service providers (e.g., two macrocells share one support structure).	17.71.020 Definitions Telecommunication Facility, Co-Located. A telecommunication facility comprised of a single telecommunications pole, tower, or building supporting one or more antennas, dishes, or similar devices owned or used by more than one public or private entity.
COLLOCATED COMMUNICATION SITE: Any site where more than one antenna support structure (monopole, lattice tower, etc.) is installed on one parcel (e.g., two separate macrocells).	COLLOCATED COMMUNICATION SITE: Any site where more than one antenna support structure (monopole, lattice tower, etc.) is installed on one parcel (e.g., two separate macrocells).	17.71.020 Definitions Telecommunication Site, Co-Located. Any site where more than one antenna-support structure is installed in close proximity to another on the site.
CONFERENCE CENTER: A building or group of buildings with appurtenant land and structures, used for the purpose of providing conference facilities for persons assembled for periods of not to exceed sixty (60) days for study and discussion of educational, religious, economic, scientific, charitable, or governmental subjects, including music, art and drama, and shall include the necessary housing, feeding, classroom, and recreational facilities accessory and incidental thereto. A conference center shall not be used for retail sales to the public or for groups assembled primarily for social purposes. The sixty (60) day limitation may be extended in special circumstances by the Board of Supervisors on recommendation by the Planning Commission.	CONFERENCE CENTER: A building or group of buildings with appurtenant land and structures, used for the purpose of providing conference facilities for persons assembled for periods of not to exceed sixty (60) days for study and discussion of educational, religious, economic, scientific, charitable, or governmental subjects, including music, art and drama, and shall include the necessary housing, feeding, classroom, and recreational facilities accessory and incidental thereto. A conference center shall not be used for sale promotional groups or for groups assembled primarily for social purposes. The sixty (60) day limitation may be extended in special circumstances by the Board of Supervisors on recommendation by the Planning Commission.	17.70.030 Commercial Uses Banquet and Conference Center. A facility with one or more structures accommodating multiple assembly, meeting, and/or exhibit rooms, and related support facilities (e.g., kitchens, offices, etc.).
CONJUNCTIVE USE: The joint siting and use of property, structures, and/or parking for two or more non-residential land uses where the hours of operation and demand for parking or services are such that efficiency and economy in services and land use is achieved. Typically the site is designed, and the days and hours of operation of the individual uses are collaboratively scheduled, so that a single site can serve more than one use.	CONJUNCTIVE USE: The joint siting and use of property, structures, and/or parking for two or more non-residential land uses where the hours of operation and demand for parking or services are such that efficiency and economy in services and land use is achieved. Typically the site is designed, and the days and hours of operation of the individual uses are collaboratively scheduled, so that a single site can serve more than one use.	Not included.

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COURT: An open, unoccupied space other than a yard on the same lot with a building or buildings, and which is bounded on two or more sides by such building or buildings.	COURT: An open, unoccupied space other than a yard on the same lot with a building or buildings, and which is bounded on two or more sides by such building or buildings.	Not included
DAIRY: A place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.	DAIRY: A place where three or more cows or goats are maintained for the purpose of producing milk or other dairy products for sale.	17.30.060 Agricultural Uses Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle.
DETACHED RESIDENTIAL SECOND UNIT: A detached dwelling unit on a permanent foundation located in a single family, Residential Ranchette or Agriculture I zone district which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. A Detached Residential Second Unit shall not be sold or financed separately from the principal dwelling, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling.	DETACHED RESIDENTIAL SECOND UNIT: A detached dwelling unit on a permanent foundation located in a single family, Rural Residential or Agriculture I zone district which provides complete, independent living facilities for one or more persons in addition to a principal one-family dwelling. A Detached Residential Second Unit shall not be sold or financed separately from the principal dwelling, but may be rented or leased. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation, and shall be located entirely on the same lot which contains the principal dwelling.	17.70.010 Residential Uses Secondary Dwelling Unit. An attached or detached unit with kitchen, sleeping, and bathroom facilities located on a lot with one single-family dwelling, where one of the units is owner occupied.
DRIVEWAY: A private right-of-way which affords vehicular access from a public or private street as defined herein to abutting or adjacent property which is not, and under existing subdivision and zoning regulations cannot be divided into more than four (4) separate lots or parcels.	DRIVEWAY: A private right of way which affords vehicular access from a public or private street as defined herein to abutting or adjacent property which is not, and under existing subdivision and zoning regulations cannot be divided into more than four (4) separate lots or parcels.	17.71.020 Definitions Driveway. An accessway that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.
DWELLING, ONE-FAMILY: A single detached dwelling designed for and occupied exclusively by one (1) family alone , and having but one (1) kitchen.	DWELLING, ONE-FAMILY: A building or portion thereof, designed for and occupied in whole or in part as a residence or sleeping place, either permanently or temporarily, by one family and its guests , with sanitary facilities and one kitchen provided within the unit. Interior access shall be provided and maintained throughout all habitable portions of the dwelling. Additionally, this interior access requirement shall not be satisfied by providing access through non-habitable areas of the dwelling. Boarding or lodging houses, dormitories, and hotels shall not be defined as dwelling units.	17.70.010 Residential Uses Single-Unit Dwelling, Detached. A dwelling unit that is designed for occupancy by one household , located on a separate lot from any other dwelling unit (except a second dwelling unit where permitted), and not attached to another dwelling unit on an abutting lot. This classification includes individual manufactured housing units. Single-Unit Dwelling, Attached. A dwelling unit that is designed for occupancy by one household located on a separate lot from any other unit (except a second dwelling unit, where permitted), and is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling is sometimes called a "townhouse" or a "condominium".
DWELLING, TWO-FAMILY: A single detached dwelling designed for and occupied exclusively by two (2) families alone , and having but two (2) kitchens.	DWELLING, TWO-FAMILY: A single detached dwelling designed for and occupied exclusively by two families alone , and having but two kitchens.	17.70.010 Residential Uses Multiple-Unit Dwelling, Two or more dwelling units on a site or lot. Types of multiple-unit dwellings include duplexes, garden apartments, senior housing developments, and multi-story apartment buildings.
DWELLING, MULTIPLE: A single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels, condominiums, and flats, but not including trailer courts or camps, hotels or resort type hotels.	DWELLING, MULTIPLE: A single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment houses, apartment hotels and flats, condominiums, but not including trailer courts or camps, hotels or resort type hotels.	17.70.010 Residential Uses Multiple-Unit Dwelling, Two or more dwelling units on a site or lot. Types of multiple-unit dwellings include duplexes, garden apartments, senior housing developments, and multi-story apartment buildings.
EMERGENCY SHELTER: A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period , to individuals who have lost a permanent residence.	EMERGENCY SHELTER: A permanent supervised shelter or halfway house that provides temporary accommodations, up to 30 consecutive days and 90 days within a 12 month period , to individuals who have lost a permanent residence.	17.70.020 Public/Semi-Public Uses Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay in accordance with Health and Safety Code §50801 (e).
FAMILY: One or more persons occupying premises and living as a single non-profit housekeeping unit , as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social, or business group. A family shall be deemed to include domestic servants employed by said family.	FAMILY: One or more persons occupying premises and living as a single non-profit housekeeping unit , as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social, or business group. A family shall be deemed to include domestic servants employed by said family.	17.71.020 Definitions Family. One or more persons , related or unrelated, living together as a single housekeeping unit.
FAMILY DAY CARE: Regularly provided care, protection and supervision of fourteen (14) or fewer children , in the provider's own home, for periods of less than 24 hours per day while the parents or guardians are away.	FAMILY DAY CARE: Regularly provided care, protection and supervision of twelve (12) or fewer children , in the provider's own home, for periods of less than 24 hours per day while the parents or guardians are away.	17.70.010 Residential Uses Family Day Care. A day care facility licensed by the State of California that is located in a residential unit where the resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.
FAMILY DAY CARE HOME, LARGE: A home which provides family day care to nine (9) to fourteen (14) children , including children who reside at the home.	FAMILY DAY CARE HOME, LARGE: A home which provides family day care to seven (7) to twelve (12) children , including children who reside at the home.	17.70.010 Residential Uses Family Day Care, Large. A facility that provides care for nine to 14 children , including children who reside at the home and are under the age of 10.

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FAMILY DAY CARE HOME. SMALL: A home which provides family day care to eight (8) or fewer children , including children who reside at the home.	FAMILY DAY CARE HOME. SMALL: A home which provides family day care to six (6) or fewer children , including children who reside at the home.	17.70.010 Residential Uses Family Day Care, Small. A facility that provides care for eight or fewer children , including children who reside at the home and are under the age of 10 .
FARM LABOR CAMP: Any building(s) or structure(s) used as a dwelling unit(s) for five or more farm employees who are engaged full-time in agriculture either on or off the premises on which the building(s) or structure(s) is/are located	FARM LABOR CAMP: Any building(s) or structure(s) used as a dwelling unit(s) for five or more farm employees who are engaged full-time in agriculture either on or off the premises on which the building(s) or structure(s) is/are located.	17.70.010 Residential Uses Farmworker Housing Complex. Farmworker housing that: (1) contains a maximum of 36 beds if the housing consists of any group living quarters, such as barracks or a bunkhouse, and is occupied exclusively by farmworkers; or (2) contains a maximum of 12 residential units occupied exclusively by farmworkers and their households, if the housing does not consist of any group living quarters. 17.42.150 Farmworker Housing Farmworker housing providing accommodations for six or fewer employees is a single-family structure with a residential land use designation.
Not included.	FLOODWAY: The floodway is the channel of a stream, plus any adjacent flood plain area, that must be kept free of encroachment in order that the 100-year flood be carried without substantial increase in flood height. As minimum standards, the Federal Insurance Administration limits such increases in flood heights to 1.0 foot , provided that hazardous velocities are not produced.	Chapter 17.32 Floodplain Management 17.32.020 Applicability This Chapter applies to all areas of special flood hazards designated by Federal Emergency Management (FEMA) within the limits of the City. 17.32.070 Floodways Properties located within identified special flood hazard areas are designated floodways. Any encroachments into floodways, including fill, new construction, substantial improvements, and other development, is prohibited unless certification by a registered professional engineer or architect is provided, demonstrating that encroachments will not result in any increase in flood levels during the occurrence of the base flood discharge.
Not included.	FLOODWAY FRINGE: The area between the floodway and the boundary of the 100-year flood is termed the floodway fringe. The floodway fringe thus encompasses the portion of the flood plain that could be completely obstructed without increasing the water-surface elevation of the 100-year flood more than 1.0 foot at any point.	Chapter 17.32 Floodplain Management 17.32.020 Applicability This Chapter applies to all areas of special flood hazards designated by Federal Emergency Management (FEMA) within the limits of the City.
HILLSIDE: Lands with slopes exceeding twenty (20) percent.	HILLSIDE: Hillsides are defined as lands with slopes exceeding twenty percent.	17.33.050 Geologic, Slope, and Stability Hazards The following standards apply to all development within areas of geologic hazards, high and moderate landslide potential, medium-to-high liquefaction and seismic settlement potential, soil-related hazard areas, and areas with 25 percent slope or more.
HOG RANCH: Any property used for the raising or keeping of more than six (6) hogs.	HOG RANCH: Any property used for the raising or keeping of more than six hogs.	17.30.060 Agricultural Uses Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle.
HOME OCCUPATION: No "one room" standard included.	HOME OCCUPATION: An occupation conducted within not more than one room of the dwelling portion of a building, by the occupants of the dwelling unit.	17.70.070 Accessory Uses Home Occupation. A commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling. 17.42.180(B) Home Occupations Residential Appearance 3. Maximum Size. The space exclusively devoted to the home occupation (including any associated storage) must not exceed 25 percent of the residential unit floor area.
HOTEL: A building or group of buildings containing six or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who, for compensation, are lodged with or without meals, but not including a trailer court or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint.	HOTEL: A building or group of buildings containing six or more sleeping rooms occupied, intended or designed to be occupied as the more or less temporary abiding place of persons who, for compensation, are lodged with or without meals, but not including a trailer court or camp, sanitarium, hospital, asylum, orphanage or building where persons are housed under restraint.	17.70.030 Commercial uses Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, personal services, or recreation facilities available to guests or to the general public. This use classification includes hostels, motor lodges, motels, and tourist courts, but does not include group residential or time-share uses, which are separately defined and regulated.
HOUSEKEEPING UNIT: A person or group of persons living together in a single dwelling unit , with common access to and common use of all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.	HOUSEKEEPING UNIT: A person or group of persons making common use of a kitchen and other living quarters.	17.71.020 Definitions Family. One or more persons , related or unrelated, living together as a single housekeeping unit.

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ISOSECLE TRAPEZOID: A quadrilateral having only two (2) parallel sides , the two (2) non-parallel sides being equal in length.	Not included.	Not included.
JUNK YARD: In non-residential districts, the use of an aggregate area of two hundred square feet or more of land for the storage of junk, including but not limited to, scrap material, salvage material or used material held for recycling, reuse or resale. In residential districts, the area which may be used for the storage of junk and other listed materials may not exceed one hundred square feet.	JUNK YARD: In non-residential districts, the use of an aggregate area of two hundred square feet or more of land for the storage of junk, including but not limited to, scrap material, salvage material or used material held for recycling, reuse or resale. In residential districts, the area which may be used for the storage of junk and other listed materials may not exceed one hundred square feet.	17.70.040 Industrial Uses Automobile Wrecking/Junk Yard. Storage and dismantling of vehicles and equipment for sale of parts, as well as the collection, storage, exchange, or sales of goods, including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles on the property.
KENNEL, COMMERCIAL: Any premises or area where four (4) or more dogs, four (4) months of age or older are bred, boarded or trained and where services are offered to the public.	KENNEL, COMMERCIAL: Any premises or area where four (4) or more dogs, four (4) months of age or older are bred, boarded or trained and where services are offered to the public.	17.70.030 Commercial Uses Boarding, Kennel. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding or maintaining dogs, cats, or other household pets not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care, and animal shelters, but exclude pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.
KENNEL, PRIVATE: Any premises or area where four (4) or more dogs four (4) months or age or older are kept for the private enjoyment of the occupants of the premises.	KENNEL, PRIVATE: Any premises or area where four (4) or more dogs four (4) months or age or older are kept for the private enjoyment of the occupants of the premises.	17.70.070 Accessory Uses Animal Keeping. The keeping of animals, such as household pets, for personal use and enjoyment. 17.42.050(B) Animal Keeping, Household Pets The keeping of four or fewer small domestic household pets such as cats, dogs, and birds for noncommercial purposes is permitted. The keeping of more than four small domestic, household pets is subject to Administrative Use Permit approval
LOT: A single parcel of land in one ownership , the boundaries of which are delineated in the latest recorded parcel map, subdivision map, or Certificate of Compliance recorded in the County Recorders' Office or deed provided that such recorded deed does not create or attempt to create a lot of violation of the provisions of any applicable California law or County ordinance.	LOT: A single parcel of land in one ownership , the boundaries of which are shown on a parcel map or final subdivision map filed in the Office of the County Recorder or for which a certificate of compliance has been issued by County pursuant to the Subdivision Map Act	17.71.020 Definitions Lot. A parcel, tract, or area of land whose boundaries have been established by a legal instrument, such as a deed or map recorded with Santa Barbara County, and is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way.
LOT, CORNER: A lot bounded by streets on two (2) or more sides.	LOT, CORNER: A lot situated at the intersection of two or more streets or bounded on two or more adjacent sides by street lines.	17.71.020 Definitions Corner Lot. A lot or parcel bounded on two or more sides by street lines that is not more than 135 degrees.
LOT, KEY: A lot, the side line of which abuts the rear line of one (1) or more adjoining lots.	LOT, KEY: A lot the side line of which abuts the rear line of one or more adjoining lots.	17.71.020 Definitions LOT, KEY: A lot the side line of which abuts the rear line of one or more adjoining lots.
LOT, INTERIOR: A lot which has access by a private easement and has no street frontage or by a portion of the lot having a width of less than 40 feet.	LOT, INTERIOR: A lot that has access either by a private easement and has no street frontage or by a portion of the lot having a width of less than 40 feet.	17.71.020 Definitions Interior Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots, or that is bounded by more than one street with an intersection greater than 135 degrees.
LOT, THROUGH: A lot having frontage on two (2) parallel, or approximately parallel streets.	LOT, THROUGH: A lot having frontage on two parallel, or approximately parallel streets.	17.71.020 Definitions Through Lot. A lot having frontage on two parallel or approximately parallel streets.
LOT DEPTH: The average distance between the front or street line and the rear lot lines, or between the front lot line and intersection of the two (2) side lot lines if there should be no rear lot line.	LOT DEPTH: The average distance between the front or street line and the rear lot lines, or between the front lot line and intersection of the two side lot lines if there should be no rear lot line.	17.03.080 Measuring Lot Width and Depth 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.
Not included.	MAJOR PUBLIC WORKS PROJECT AND MAJOR ENERGY FACILITY: Any public works project or energy facility exceeding \$50,000 in estimated cost of construction.	17.71.020 Definitions Major Energy Facility. Any energy facility as defined by Public Resources Code Section 30107 and California Code of Regulations Section 13012. Major Public Works Project. Any public works project as defined by California Code of Regulations § 13012. For reference: CCR Section 13012 reads: (a) "Major public works" and "Major energy facilities" mean facilities that cost more than one hundred thousand dollars (\$100,000) with an automatic annual increase in accordance with the Engineering News Record Construction Cost Index, except for those governed by the provisions of Public Resources Code Sections 30610, 30610.5, 30611 or 30624.
MASTER TELEVISION ANTENNA: Any antenna(s) designed to receive television and/or radio signals, excluding wireless radio communication signals associated with cellular service, personal communication services, and pagers, and transmit them with or without amplification, to more than one television or radio receiving set by	MASTER TELEVISION ANTENNA: Any antenna(s) designed to receive television and/or radio signals, excluding wireless radio communication signals associated with cellular service, personal communication services, and pagers, and transmit them with or without amplification, to more than one television or radio receiving set by	17.71.020 Definitions Antenna. Any system of wires, poles, rods, horizontal or vertical elements, panels, reflecting discs, or similar devices used for the transmission and/or reception of electromagnetic waves.

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means of cables or lines which will cross over or under any public or private streets in the unincorporated territory of the County of Santa Barbara.	means of cables or lines which will cross over or under any public or private streets in the unincorporated territory of the County of Santa Barbara.	
MOBILE HOME: A trailer, transportable in one (1) or more sections , that is certified under the National Mobile Home Construction and Safety Standards Act of 1974, which is over eight (8) feet in width and forty (40) feet in length , which is designed and equipped to contain not more than two (2) dwelling units with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. For the purposes of this Article, a mobile home on a permanent foundation is considered a structure.	MOBILE HOME: A trailer, transportable in one or more sections , that is certified under the National Mobile Home Construction and Safety Standards Act of 1974, which is over 8' in width and 40' in length , which is designed and equipped to contain not more than two dwelling units with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. For the purposes of this Article, a mobile home on a permanent foundation is considered a structure.	17.70.010 Residential Uses <u>Single-Unit Dwelling, Detached.</u> A dwelling unit that is designed for occupancy by one household, located on a separate lot from any other dwelling unit (except a second dwelling unit where permitted), and not attached to another dwelling unit on an abutting lot. This classification includes individual manufactured housing units . See also 17.42.220, Manufactured Homes
MOBILE HOME PARK: Any area or tract of land where two (2) or more mobile home lots are rented, leased, or offered for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.	MOBILE HOME PARK: Any area or tract of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.	17.70.010 Residential Uses <u>Mobile Home Parks.</u> A development designed and occupied by mobile homes, including facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.
MONOPOLE: A single pole support structure to support communication antennas and connecting appurtenances.	MONOPOLE: A single pole support structure to support communication antennas and connecting appurtenances.	17.71.020 Definitions <u>Antenna structure, monopole.</u> An antenna structure, often tubular in shape, usually made of metal, reinforced concrete, or wood, which is at least 17 feet in height and is constructed without guy wires and ground anchors. A monopole may also be an alternative antenna structure that is designed to replicate a tree or other natural feature.
MOTEL: An establishment providing transient accommodations containing six (6) or more rooms with at least twenty-five (25) percent of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.	MOTEL: An establishment providing transient accommodations containing six or more rooms with at least 25% of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.	17.70.030 Commercial uses <u>Hotels and Motels.</u> An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, personal services, or recreation facilities available to guests or to the general public. This use classification includes hostels, motor lodges, motels, and tourist courts, but does not include group residential or time-share uses, which are separately defined and regulated.
OFFSITE HAZARDOUS WASTE MANAGEMENT FACILITY: A facility that accepts hazardous wastes from more than one generator , including the following: Transfer Station: A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment recycling, and/or disposal facility or facilities. Storage Facility: A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an offsite facility or for periods greater than 90 days at an onsite facility , with specified exceptions.	OFFSITE HAZARDOUS WASTE MANAGEMENT FACILITY: A facility that accepts hazardous wastes from more than one generator , including the following: Transfer Station: A facility where hazardous waste from more than one source is collected and consolidated for shipment to a treatment recycling, and/or disposal facility or facilities. Storage Facility: A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an offsite facility or for periods greater than 90 days at an onsite facility , with specified exceptions.	Not included.
Not included.	OIL AND GAS EXPLORATION: Drilling of wells and temporary deployment of associated equipment to extract minimal quantities of oil and/or gas for the purpose of evaluating the developmental potential of one or more reservoirs . Exploration requires the location of temporary equipment onsite to support drilling (e.g., pressure vessels, storage tanks).	17.70.040 Industrial Uses <u>Oil and Gas Facilities.</u> Onshore support facilities related to processing/treatment/storage/distribution activities for pre-existing licensed offshore oil and gas production. This classification excludes any activities or facilities directly or indirectly associated with hydraulic fracturing, drilling, or reworking wells to expand capacity.
ONE OWNERSHIP: One ownership of property shall include ownership under a contract to purchase in any manner whereby such property is under single or unified control , including ownership of property by a person or persons, firm, partnership, association, corporation, company, syndicate, estate, trust, or organization of any kind.	ONE OWNERSHIP: Ownership of property or possession thereof under a contract to purchase or under a lease the term of which is ten years or more in any manner whereby such property is under a single or unified control , including ownership of property by a person or persons, firm, partnership, association, corporation, company, syndicate, estate, trust, or organization of any kind.	Not included.
OPEN SPACE, Public Open Space: Public open space shall include but not be limited to public parks, recreational support facilities (restrooms, stairways, picnic tables, etc.), public parking lots, beaches, access corridors such as bike paths, hiking, or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Environmentally sensitive habitat areas and archaeological sites may be included in public open space. Water bodies such as streams, ponds, and lakes may be included in public open space only if available for active recreational purposes, i.e., swimming, boating, or fishing but in no case shall water bodies be credited for more than five percent of the total required public open space requirement. Public open space shall not include areas which are unusable for recreational	OPEN SPACE, Public Open Space: Public open space shall include but not be limited to public parks, recreational support facilities (restrooms, stairways, picnic tables, etc.), public parking lots, beaches, access corridors such as bike paths, hiking, or equestrian trails, usable natural areas, and vista points which are accessible to members of the general public. Environmentally sensitive habitat areas and archaeological sites may be included in public open space. Water bodies such as streams, ponds, and lakes may be included in public open space only if available for active recreational purposes, i.e., swimming, boating, or fishing but in no case shall water bodies be credited for more than five percent of the total required public open space requirement. Public open space shall not	Not included.

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purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces.	include areas which are unusable for recreational purposes, i.e., private or public streets, private parking lots, or hazardous areas such as steep slopes and bluff faces.	
OPEN SPACE, Common Open Space: Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents or guests of a development such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. Water bodies may be included but shall not be credited for more than five percent of the total required common open space. Common open space shall not include driveways, public or private streets, parking lots, private patios and yards, other developed areas or hard surfaced walkways.	OPEN SPACE, Common Open Space: Common open space shall include but not be limited to recreational areas and facilities for the use of the prospective residents or guests of a development such as tennis courts, swimming pools, playgrounds, community gardens, landscaped areas for common use, or other open areas of the site needed for the protection of the habitat, archaeological, scenic, or other resources. (Water bodies may be included but shall not be credited for more than five percent of the total required common open space.) Common open space shall not include driveways, public or private streets, parking lots, private patios and yards, other developed areas or hard surfaced walkways.	17.71.020 Definitions Common Open Space. Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit. Common areas typically consist of landscaped areas, walks, patios, swimming pools, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development.
OUTDOOR FESTIVAL: Any musical festival, dance festival, "rock" festival or similar musical activity at which music is provided by paid, or professional, or amateur performers or by prerecorded means, which is held at any place other than in a permanent building or permanent installation, which permanent installation has been constructed for the purpose of conducting such activities or similar activities, to which members of the public are invited or admitted for a charge or free of cost, and which is to be or is attended by five hundred (500) or more persons. If such a festival or activity is to be or is attended by less than five hundred (500) persons, it is an amusement enterprise conducted partially or wholly outside of a completely enclosed building.	OUTDOOR FESTIVAL: Any musical festival, dance festival, "rock" festival or similar musical activity at which music is provided by paid, or professional, or amateur performers or by prerecorded means, which is held at any place other than in a permanent building or permanent installation, which permanent installation has been constructed for the purpose of conducting such activities or similar activities, to which members of the public are invited or admitted for a charge or free of cost, and which is to be or is attended by five hundred or more persons. If such a festival or activity is to be or is attended by less than five hundred persons, it is an amusement enterprise conducted partially or wholly outside of a completely enclosed building.	Not included. See 17.42.360 for Temporary Use standards.
PARKING LOT: An off-street area, usually surfaced and improved, for the temporary storage of five (5) or more vehicles.	Not included.	17.71.020 Definitions Parking Area. An area of a lot, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.
PEAK PARKING PERIOD: The two (2) hour period within a seven (7) day time period with the highest calculated parking demand for a single site.	PEAK PARKING PERIOD: The two (2) hour period within a seven (7) day time period with the highest calculated parking demand for a single site.	17.71.020 Definitions Peak Hours. Period of time with the greatest amount of activity and vehicles on the site.
PREMISES: The area of land in one ownership surrounding a house or building.	PREMISES: The area of land in one ownership surrounding a house or building.	Not included.
Not included.	PRIME AGRICULTURAL LANDS: (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications. (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating. (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture. (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars per acre. (5) Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five years.	Not included.
Not included.	PROJECT: Any activity governed to any extent by this Article which involves the issuance, by one or more agencies governed by the Santa Barbara County Board of Supervisors, of a permit, license, certificate, or other entitlement for use. The term "project" generally refers to the whole of an activity which may be subject to more than one entitlement for use issued by one or more public agencies. However, the term "project" may refer to any specific action or activity which is part of a larger undertaking, depending upon the context in which the term "project" may be specifically used in this Article.	17.71.020 Definitions Project. Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure that is subject to the provisions of this ordinance. This term includes, but is not limited to, any action that qualifies as a "project" as defined by the California Environmental Quality Act.
RECREATIONAL VEHICLE: A motor home, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with a living area less than two hundred and twenty	RECREATIONAL VEHICLE: A motor home, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with a living area less than 220 square feet excluding	17.71.020 Definitions

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(220) square feet excluding built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms. Recreation vehicles shall also include trailer-borne boats.	built-in equipment such as wardrobes, closets, cabinets, kitchen units or fixtures, bath and toilet rooms.	<u>Trailer</u> . A vehicle with or without motor power, which is designed or used for hauling materials or vehicles, or for human habitation, office, or storage including camper, recreational vehicle, travel trailer, and mobile home, but not including mobile homes on a permanent foundation.
RECREATIONAL VEHICLE PARK: Any area or tract of land, where one or more lots are rented or leased or offered for rent, or leased to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.	RECREATIONAL VEHICLE PARK: Any area or tract of land, where one or more lots are rented or leased or held out for rent to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.	17.70.030 Commercial Uses <u>Recreational Vehicle Parks</u> . A facility that provides short-term rental spaces for overnight use with support facilities.
RETREAT: A building or group of buildings with accessory land and structures used for the purpose of providing facilities for groups assembled for periods of not to exceed twenty-one (21) days for discussion, study, and recreation. When such facilities are to be located in rural areas, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.	RETREAT: A building or group of buildings with appurtenant land and structures used for the purpose of providing facilities for groups assembled for periods of not to exceed 21 days for discussion, study, and recreation. When such facilities are to be located in rural areas, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.	Not included.
SECONDARY USE: a) A land use subordinate or accessory to a principal land use. b) When used in reference to residential use in conjunction with commercial and industrial uses in this Article, secondary shall mean two residential bedrooms per one thousand (1,000) square feet of total gross floor area of commercial or industrial development . However, in no event shall the total gross floor area of the residential development exceed the total gross floor area of the commercial or industrial use.	Not included.	17.71.020 Definitions <u>Secondary Use</u> . A land use subordinate or accessory to a principal land use.
SHADOW CONSTRUCTION: Pipeline construction, involving two or more separate pipeline projects in the same corridor, coordinated at closely-timed intervals so that site rehabilitation is required only once .	SHADOW CONSTRUCTION: Pipeline construction, involving two or more separate pipeline projects in the same corridor, is coordinated at closely-timed intervals so that site rehabilitation is required only once .	17.38.050(C)(6) Oil and Gas Pipelines, Required Findings: Concurrent or "shadow" construction has been coordinated with other pipeline projects that are expected to be located in the same corridor where practical.
SITE: The area of project development that may be located within, or consist of one or more legal lots or parcels .	SITE: The area of project development that may be located within, or consist of one or more legal lots or parcels .	17.71.020 Definitions <u>Site</u> . A lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this Title and is in a single ownership or under unified control .
SOUTH COAST CONSOLIDATION PLANNING AREA (SCCPA): The unincorporated area from Point Arguello to the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line to the south and southeast.	SOUTH COAST CONSOLIDATION PLANNING AREA (SCCPA): The unincorporated area from Point Arguello to the City of Santa Barbara, and from the ridge of the Santa Ynez Mountains to the three-mile offshore limit line to the south and southeast.	Not included.
SPECIAL CARE HOME: A residential home providing non-medical care and supervision (also known as a "Group Home-Children," "Transitional Home, including substance abuse recovery", "Supported Housing", "Adult Residential Home," "Residential Care Facility for the Elderly or Handicapped," or "Foster Home.") Note: Facilities which serve 14 or fewer persons shall be considered a residential use, subject to the regulations for any other residential dwelling in the applicable zone district, and the residents and operators of the facilities shall be considered a family.	SPECIAL CARE HOME: A residential home providing 24-hour non-medical care and supervision that is eligible for a license for a capacity of 7 or more clients from the State Department of Social Services, Community Care Licensing Division or a licensing agency authorized by said Department as a "Group Home-Children," "Transitional Home," "Adult Residential Home," "Residential Care Facility for the Elderly or Handicapped," or "Foster Home." Note: Facilities which serve six or fewer persons shall be considered a residential use and the residents and operators of the facilities shall be considered a family.	17.70.010 Residential Uses <u>Residential Care Facilities</u> . Facilities that are licensed by the State of California to provide permanent living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This use classification excludes Supportive Housing, Transitional Housing, and Social Service Facilities. <u>Large</u> . A facility providing care for more than six persons . <u>Small</u> . A facility providing care for six or fewer persons .
Not included.	MAJOR STREAM: A stream with a drainage area in excess of 500 acres .	Not included.
Not included.	MINOR STREAM: A stream with a drainage area less than 500 acres .	Not included.
STUDIO DWELLING UNIT: A single dwelling unit which does not contain a bedroom and which is located within a two-family dwelling or a multiple dwelling .	STUDIO DWELLING UNIT: A single dwelling unit which does not contain a bedroom and which is located within a two-family dwelling or a multiple dwelling .	Not included.
Not included.	SUPPLY BASES: Major onshore and nearshore facilities which provide multi-company warehousing and handling services for supplies associated with short- and long-term offshore oil and gas industrial operations.	Not included.
SWAP MEET: An open-air market operating during daylight hours on weekends and holidays for the sale or exchange of merchandise at retail by a number of sellers. Signs or other advertising by the individual sellers and outdoor storage of materials or merchandise, except during hours of operation, are prohibited.	SWAP MEET: An open-air market operating during daylight hours on weekends and holidays for the sale or exchange of merchandise at retail by a number of sellers. Signs or other advertising by the individual sellers and outdoor storage of materials or merchandise, except during hours of operation, are prohibited.	17.70.030 Commercial Uses <u>Outdoor Sales</u> . The sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration

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		and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.
TEMPORARY GUEST: Non-paying guests occupying the premises for no more than one hundred twenty (120) days in any twelve (12) month period.	TEMPORARY GUEST: Non-paying guests occupying the premises for not more than 120 days in any twelve (12) month period.	Not included.
URBANIZATION: Any commercial, industrial, or residential structure on parcels of less than five (5) acres in size , or the creation by land divisions of parcels of less than five acres in size.	Not included.	Not included.
VISION CLEARANCE: A triangular space at the street or highway corner of a corner lot containing no planting, fences, walls, or other structure exceeding three (3) feet in height. Vision clearance shall be measured along the street line from the corner to the hypotenuse of the triangle.	VISION CLEARANCE: A triangular space at the street or highway corner of a corner lot containing no planting, fences, walls, or other structure exceeding four feet in height. Vision clearance shall be measured along the street line from the corner to the hypotenuse of the triangle.	17.25.210 Visibility at Intersections and Driveways: A. Street Intersections. Vegetation and structures, including signs, must not exceed a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of 10 feet along both lines from their intersection , unless there is a “transparency” feature, such as open railings or well-pruned climbing plants, allowing for sight visibility. Trees that are located within this sight distance triangle must have a minimum clearance of 13 feet high between the lowest portion of the canopy and street. B. Driveways and Alleys. Visibility of a driveway crossing a street lot line must not be blocked above a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of 12 feet along both lines from their intersection. Street trees that are pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.
WETBAR: An area of a room detached structures that may include the following features: a) A counter area with a maximum total length of seven (7) feet. b) The counter may include a bar sink and under-counter refrigerator. c) The counter may include an overhead cupboard are not to exceed seven (77 feet in length. d) The counter shall be located against a wall or, if removed from the wall, it shall not create a space between the counter and the wall of more than four (4) feet in depth. The seven (7) foot counter shall be in one unit. The intent of this provision is to avoid the creation of a kitchen room. e) No cooking facilities shall be included in the wetbar area.	WETBAR: An area of a room detached structures that may include the following features: a) A counter area with a maximum total length of seven (7) feet. b) The counter may include a bar sink and under-counter refrigerator. c) The counter may include an overhead cupboard area not to exceed 7 feet in length. d) The counter shall be located against a wall or, if removed from the wall, it shall not create a space between the counter and the wall of more than four (4) feet in depth. The seven (7) foot counter shall be in one unit. The intent of this provision is to avoid the creation of a kitchen room. e) No cooking facilities shall be included in the wetbar area.	Not included.
YARD, REAR: A yard extending across the full length of the lot and measured between the rear line of the lot and the nearest line of the principal building. For the purpose of this Article, the rear yard of an irregular or triangular lot shall be measured from a line at least ten (10) feet long lying entirely within the lot , parallel to and most distant from the front line of said lot.	YARD, REAR: A yard extending across the full length of the lot and measured between the rear line of the lot and the nearest line of the principal building. For the purpose of this Article, the rear yard of an irregular or triangular lot shall be measured from a line at least ten feet long lying entirely within the lot , parallel to and most distant from the front line of said lot.	17.71.020 Definitions Rear Yard. A yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Title for the district in which it is located. If a lot has no rear lot line, a line 10 feet in length within the lot , parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.
TELECOMMUNICATION FACILITY, CO-LOCATED: A telecommunication facility comprised of a single telecommunications pole, tower or building supporting one or more antennas , dishes, or similar devices owned or used by more than one public or private entity.	TELECOMMUNICATION FACILITY, CO-LOCATED: A telecommunication facility comprised of a single telecommunications pole, tower or building supporting one or more antennas , dishes, or similar devices owned or used by more than one public or private entity.	17.71.020 Definitions Telecommunication Facility, Co-Located. A telecommunication facility comprised of a single telecommunications pole, tower, or building supporting one or more antennas , dishes, or similar devices owned or used by more than one public or private entity.
TELECOMMUNICATION FACILITY, MULTIPLE USERS: A telecommunications facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity.	TELECOMMUNICATION FACILITY, MULTIPLE USERS: A telecommunications facility comprised of multiple telecommunication towers or buildings supporting one or more antennas owned or used by more than one public or private entity.	17.71.020 Definitions Telecommunication Facility, Multiple Users. A telecommunication facility comprised of multiple telecommunication towers or buildings supporting one or more antennas , owned or used by more than one public or private entity.
TELECOMMUNICATION SITE, CO-LOCATED: Any site where more than one antenna support structure is installed in close proximity to another on one parcel.	TELECOMMUNICATION SITE, CO-LOCATED: Any site where more than one antenna support structure is installed in close proximity to another on one parcel.	17.71.020 Definitions Telecommunication Site, Co-Located. Any site where more than one antenna-support structure is installed in close proximity to another on the site.
TOWER: A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support one or more antennas.	TOWER: A mast, pole, monopole, guyed tower, lattice tower, freestanding tower, or other structure designed and primarily used to support one or more antennas.	17.71.020 Definitions Mast. A pole of wood or metal or a tower fabricated of metal that is used to support an antenna and maintain it at the proper elevation.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
TOWER, LATTICE: A multiple sided open metal frame support structure, which supports antennas and related equipment, typically with three or four support legs.	TOWER, LATTICE: A multiple sided open metal frame support structure, which supports antennas and related equipment, typically with three or four support legs.	17.71.020 Definitions Tower, Lattice. A multiple-sided, open, metal frame support structure that supports antennas and related equipment, typically with three or four support legs.
TOWER, MONOPOLE: A tower consisting of a single pole , constructed without guy wires and ground anchors.	TOWER, MONOPOLE: A tower consisting of a single pole , constructed without guy wires and ground anchors.	17.71.020 Definitions Antenna structure, monopole. An antenna structure, often tubular in shape, usually made of metal, reinforced concrete, or wood, which is at least 17 feet in height and is constructed without guy wires and ground anchors. A monopole may also be an alternative antenna structure that is designed to replicate a tree or other natural feature.
LIVE/WORK: A dwelling unit of which a maximum of forty-nine (49) percent of the gross square footage of the total building area is used for non-residential uses. Permitted nonresidential live/work uses are restricted to permitted uses within the zone in which it is located. Live/Work uses must comply with all of the following...	Not included.	17.70.030 Commercial Uses Live/Work Units. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in a structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the Building regulations. The working space is reserved for and regularly used by one or more occupants of the unit.
Division 3 - Development Standards		
35-215(1): Urbanization should be prohibited in all cases on lands subject to one or more of the following environmental factors: * Slopes of thirty percent (30%) or greater 35-215(2): Urbanization should be prohibited except in a relatively few special instances on lands subject to one or more of the following environmental factors: * Slopes of twenty percent (20%) or greater but less than thirty percent (30%)	35-59(4): In no case shall above-ground structures, except for necessary utility lines and fences for agricultural purposes, be sited on undisturbed slopes exceeding 40 percent.	17.33.030 Hazards Evaluation Report A. Initial Site Assessment. The Zoning Administrator must conduct an initial site assessment screening of all permit applications to determine whether the site is or will be subject to geologic or other hazards over a timeframe of a minimum of 100 years. Geological or other hazards are defined to include Alquist-Priolo earthquake hazards zones; areas subject to tsunami runup, landslides, liquefaction, episodic and long-term shoreline retreat (including beach or bluff erosion), high seas, ocean waves, storms, tidal scour, flooding; steep slopes averaging greater than 25 percent; unstable slopes regardless of steepness; and flood hazard areas, including those areas potentially inundated by future sea level rise... 17.33.050 Geologic, Slope, and Stability Hazards The following standards apply to all development within areas of geologic hazards, high and moderate landslide potential, medium-to-high liquefaction and seismic settlement potential, soil-related hazard areas, and areas with 25 percent slope or more.
35-215(1): Urbanization should be prohibited in all cases on lands subject to one or more of the following environmental factors: * Existing croplands with a high agricultural suitability rating... or a Class I or II soil capability classification. However, urban uses may be permitted within urban areas on lots of ten (10) acres or less	Not included.	Not included.
Not included.	35-60 Water and Other Public services 5: ... Affordable Housing Overlay regulation, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level are to be served by entities that require can-and-will-serve letters, such projects shall be presumed to be consistent with the water and sewer service requirements of this Section if the projects have, or are conditioned to obtain, all necessary can-and-will-serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits.	Not included.
Not included.	35-61 Beach Development 3. ...In coastal areas, where the bluffs exceed five feet in height, the lateral easement shall include all beach seaward of the base of the bluff. In coastal areas where the bluffs are less than five feet, the area of the easement to be granted shall be determined by the County based on findings reflecting historic use, existing and future public recreational needs and coastal resource protection. At a minimum, the lateral easement shall be adequate to allow for lateral access during periods of high tide. In no case shall the lateral easement be required to be closer than 10 feet to a residential structure...	17.26.040(D): A lateral accessway must comply with the following standards, in addition to the other applicable requirements of this Section. 1. A lateral accessway easement of 25 feet of dry sandy beach available at all times during the year. Where topography limits the dry sandy beach to less than 25 feet, lateral access must extend from the mean high tide to the toe of the bluff. 2. A lateral accessway must not be closer than 10 feet to an existing residence; however, in determining the appropriate separation of the accessway from private development, the needs of the residents for privacy will be considered.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
Division 4 – Zoning Districts		
Agricultural Districts		Combines agriculture into one district, “AG Agriculture”
Sec. 35-216 AG-I	Sec. 35-68 AG-I	Chapter 17.12: Open Space and Agricultural Districts (Agricultural District)
<i>Permitted Uses</i>		
35-216.3(2): Raising of horses, mules, cattle, sheep, llamas and ostriches, or other livestock, except that on parcels of less than twenty (20) acres, not to exceed one such animal shall be permitted for each 20,000 square feet of grass area of the lot(s) upon which the same are kept....	35-68.3(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.	Animal Keeping a permitted use. 17.42.050: Animal keeping B. Other Animals. 1. Large Animals. One horse, mule, goat, cow, swine, or other similar size animal is permitted for each 20,000 square feet of lot area , provided that no more than three swine or five such other animals are kept on any lot.
35-216.4(4): Sale of agricultural products on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within the existing agricultural building or from a separate stand not exceeding six hundred (600) square feet of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.	35-68.3(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.	Table 17.12.020, Produce Stands up to 200 square feet gross floor area allowed in AG District
35-216.3(5): Greenhouses, provided that for any greenhouse development including related structures (e.g., packing sheds) of 20,000 square feet or more, and all additions which when added to existing development total of 20,000 square feet or more , a development plan shall be submitted, process, and approved as provided in Sec. 35-317.	35-68.3(5): Greenhouses, hothouses, 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.	Not included. Greenhouses a permitted use per Table 17.12.020. Greenhouses are limited to 10% lot coverage per Table 17.12.030.
35-216.3(6): One single family dwelling unit per legal lot.	35-68.3(6): One single family dwelling unit per legal lot.	Table 17.12.020: One Single Unit Detached Dwelling as a permitted use.
35-216.3(7): One guest house or artist studio per legal lot subject to the provisions of Sec. 35-120.	35-68.3(7): One guest house or artist studio per legal lot subject to the provisions of Sec. 35-268.	Not included. For Residential Uses allowed, see Table 17.12.020
35-216(8)(b): Wineries, provided ... [n]o more than fifty (50) percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara and San Luis Obispo Counties.	Not Included.	Not Included. Wineries included in Agricultural Processing which requires a CUP pursuant to Table 17.12.020.
35-216.3(11): One attached or detached residential second unit per legal lot zoned AG-I-5 or AG-I-10.	35-68.3(11): One attached or detached residential second unit per legal lot zoned AG-I-5 or AG-I-10,	Not included. For Residential Uses allowed (including Caretaker Units), see Table 17.12.020
<i>Uses with Major CUP</i>		
Not included	35-68.4(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 AG-I beyond the boundaries of Santa Barbara County for local processing, distribution, or sale	Numeric standard not Included. Agricultural Processing a permitted use per Table 17.12.020.
35-216.4(1): 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 such buildings are located, subject to the provisions of Sec. 35-281.9	35-68.4(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	Farmworker Housing Complex permitted pursuant to Table 17.12.020
<i>Uses with a Minor CUP</i>		
35-216.5(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	35-68.5(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	Farmworker Housing Complex and Caretaker Unit permitted pursuant per Table 17.12.020
<i>Minimum Lot Size</i>		
35-216.6 AG-I-5: 5 acres AG-I-10: 10 acres AG-I-20: 20 acres	35-68-6 AG-I-5: 5 acres AG-I-10: 10 acres AG-I-20: 20 acres	Table 17.12.030: 5-40 acres (Regulations on Zoning Map govern)

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
AG-I-40: 40 acres	AG-I-40: 40 acres	
Setbacks		
35-216.7(1): Front: Fifty(50) feet from the centerline and twenty (20) feet from the right-of-way line of any street	35-216.7(1): Front: Fifty(50) feet from the centerline and twenty (20) feet from the right-of-way line of any street	Table 17.12.030: Front: 20 ft
35-216.7(2): Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located	35-216.7(2): Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located	Table 17.12.030: Interior Side: 20 ft Street Side: 20 ft Rear: 20 ft Interior Side and Rear: 25 ft. from an R district and solely residential uses (17.12.030(A)).
35-216.7(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	35-216.7(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	Table 17.12.030(B): Lots that contain one gross acre or less are subject to the setback regulations of the RS Single-Family Residential District
Not Included	35-216.7(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.	Not Included
Lot Coverage		
Not included	35-68.8: Lot Coverage Lot Less than 5 acres – Maximum 75% Lot Coverage Lot 5-9.99 acres —Maximum 70% Lot Coverage Lot 10 acres or more —Maximum 65% Lot Coverage	Not Included Table 17.12.030 Maximum lot coverage for Greenhouses: 10%
Height		
35-216.8: No dwelling unit shall exceed a height of thirty-five (35) feet	35-68.9: No building or structure shall exceed a height of thirty-five (35) feet	Table 17.12.030: 35 ft.
Landscaping		
35-216.10: None, except that for greenhouses a landscaping plan must be approved by the Planning and Development Department. Said plan shall include landscaping which, within five years , will reasonably screen the view of said structures and on-site parking areas from adjacent public streets.	35-68.11: 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 .	Compare to 17.35.020 Landscaping, Applicability The regulations of this Chapter apply to: I. Proposed Developments. All new buildings and uses of land, except active agricultural buildings located further than 100 feet from public rights-of-way.
Sec. 35-217 AG-II	Sec. 35-69 AG-II	Chapter 17.12: Open Space and Agricultural Districts (Agricultural District)
Purpose and Intent		
	35-69.1: 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.	Not Included.
Permitted Uses		
35-217.3(2): Sale of agricultural products on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within the existing agricultural building or from a separate stand not exceeding six hundred (600) square feet of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.	53-69.3(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.	Table 17.12.020, Produce Stands up to 200 square feet gross floor area allowed in AG District
35-217.3(5): One single family dwelling unit per legal lot.	35-69.3(5): One single family dwelling unit per legal lot.	Table 17.10.020: One Single Unit Detached Dwelling as a permitted use.
35-217.3(6): One guest house or artist studio per legal lot subject to the provisions of Sec. 35-268.	35-69.3(6): One guest house or artist studio per legal lot subject to the provisions of Sec. 35-120.	Not included. For Residential Uses allowed, see Table 17.12.020

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<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35-217.3(7): Greenhouses, provided that for any greenhouse development including related structures (e.g., packing sheds) of 20,000 square feet or more , and all additions which when added to existing development total of 20,000 square feet or more , a development plan shall be submitted, process, and approved as provided in Sec. 35-317.	35-69.3(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.	Not included. Greenhouses a permitted use per Table 17.12.020. Greenhouses are limited to 10% lot coverage per Table 17.12.030.
35-217.3(8): Excavation or quarrying of building or construction materials, including diatomaceous earth, in total amounts of less than 1,000 cubic yards in one or more locations or parcels under the control of one operator that do not exceed a total of one acre...	Not included	Not included.
35-217(12)(b): Wineries, provided ... [n]o more than fifty (50) percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara and San Luis Obispo Counties.	Not included	Not included. Wineries included in Agricultural Processing which requires a CUP pursuant to Table 17.12.020.
<i>Uses with Major CUP</i>		
35-217.4(3): Facilities for the sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products, but 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	35-69.4(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.	Numeric standard not Included. Agricultural Processing a permitted use per Table 17.12.020.
35-217.4(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 such buildings are located, subject to the provisions of Sec. 35-281.9	35-69.4(8): Farm labor camps, including trailers, for housing five or more persons engaged fulltime 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	Farmworker Housing Complex allowed per Table 17.12.020
<i>Uses with a Minor CUP</i>		
35-217.5(1): Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged fulltime in agriculture on the farm or ranch upon which the dwelling is located	35-69.5(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	Farmworker Housing Complex and Caretaker Unit permitted pursuant per Table 17.12.020
<i>Minimum Lot Size</i>		
35-217.6 AG-II-40: 40 acres AG-II-100: 100 acres AG-II-320: 320 acres	35-69.6 AG-II-40: 40 acres AG-II-100: 100 acres AG-II-320: 320 acres	Table 17.12.030: AG: 5-40 acres (Regulations on Zoning Map govern)
<i>Setbacks</i>		
35-217.7: ...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	35-67.7: ...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	Table 17.12.030: Front: 20 ft
<i>Height</i>		
35-217.7: No dwelling unit shall exceed a height of thirty-five (35) feet	35-69.7: None	Table 17.12.030: 35 ft.
Residential Districts		
Sec. 35-219 R-I/E-I Single Family Residential	Sec. 35-71 R-I/E-I Single Family Residential	Chapter 17.07 Residential Districts RS Single Family
<i>Permitted Uses</i>		
35-219.3(1): One single-family dwelling per legal lot.	35-71.3(1): One single-family dwelling per legal lot.	17.07.020 Purpose and Applicability RS – Single-Unit Dwelling Attached and Detached permitted
35-219.3(2): One guest house or artist studio subject to the provisions in Sec. 35-268.	35-71.3(2): One guest house or artist studio subject to the provisions in Sec. 35-120.	Not Included. Accessory structures regulated through lot coverage standard.
35-219.3(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.	35-71.3(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.	17.12.030 Development Regulations Greenhouses are limited to 10% lot coverage in the AG District

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35-219.3(8): One attached or detached residential second unit , subject to the provisions of Sec. 35-291	35-71.3(8): One attached or detached residential second unit , subject to the provisions of Sec. 35-142	RS - Table 17.07.020: Second Dwelling Units permitted.
<i>Uses with a Minor CUP</i>		
35-219.5(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.	35-71.5(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.	Not Included. Accessory structures regulated through lot coverage standard.
<i>Minimum Lot Size</i>		
35-219.6(1): 7-R-1: 7,000 sq.ft. (net) 8-R-1: 8,000 sq.ft. (net) 10-R-1: 10,000 sq.ft. (net) 12-R-1: 12,000 sq.ft. (net) 15-R-1: 15,000 sq.ft. (net) 20-R-1: 20,000 sq.ft. (net) 1-E-1: 1 acre (gross) 2-E-1: 2 acres (gross) 3-E-1: 3 acres (gross) 5-E-1: 5 acres (gross) 10-E-1: 10 acres (gross)	35-71.6(1): 7-R-1: 7,000 sq.ft. (net) 8-R-1: 8,000 sq.ft. (net) 10-R-1: 10,000 sq.ft. (net) 12-R-1: 12,000 sq.ft. (net) 15-R-1: 15,000 sq.ft. (net) 20-R-1: 20,000 sq.ft. (net) 1-E-1: 1 acre (gross) 2-E-1: 2 acres (gross) 3-E-1: 3 acres (gross) 5-E-1: 5 acres (gross)	Table 17.07.030 : RS-7: 7,000 sq. ft RS- 8: 8,000 sq. ft RS-10: 10,000 sq. ft RS-12: 12,000 sq. ft RS-15: 15,000 sq. ft RS-20: 20,000 sq. ft RS-43.6: 43,560 (1 acre)
<i>Minimum Lot Width</i>		
35-219.6(1): 7-R-1: 65 ft. 8-R-1: 75 ft. 10-R-1: 80 ft. 12-R-1: 80 ft. 15-R-1: 90 ft. 20-R-1: 100 ft. 1-E-1: 120 ft. 2-E-1: 150 ft. 3-E-1: 210 ft. 5-E-1: 270 ft. 10-E-1: 380 ft.	35-71.6(1): 7-R-1: 65 ft. 8-R-1: 75 ft. 10-R-1: 80 ft. 12-R-1: 80 ft. 15-R-1: 90 ft. 20-R-1: 100 ft. 1-E-1: 120 ft. 2-E-1: 150 ft. 3-E-1: 210 ft. 5-E-1: 270 ft.	Table 17.07.030 RS-7: 65 sq. ft RS- 8: 75 sq. ft RS-10: 80 sq. ft RS-12: 80 sq. ft RS-15: 90 sq. ft RS-20: 100 sq. ft RS-43.6: 120 sq. ft
<i>Front Setback</i>		
35-219.7(1): 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.	35-71.7(1): 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.	Table 17.07.030: RS: 20 ft.
<i>Side Setbacks</i>		
35-219.7(2): 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 , b. for lots zoned 3-E-1 or more, in no case shall the required side yard be less than ten (10) feet nor more than twenty (20) feet.	35-71.7(2): 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 , 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.	Table 17.07.030: RS: 5 ft.
<i>Rear Setbacks</i>		
35-219.7(3): 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.	35-71.7(3): 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.	Table 17.07.030: RS: 20 ft
<i>Setback Variations – Side</i>		
35-219.8(1): 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.	35-71.8(1): 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.	Not included. For side yard setback reduction standards, see 17.07.030(A)(1).
<i>Setback Variations – Rear</i>		

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35-219.8(2): 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.	35-71.8(2): 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.	17.07.030(A) Reduced Setbacks. 2. The required rear setback may be reduced to 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 permit.
<i>Distance between buildings</i>		
35-219.9: 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.	35-71.9: 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.	Not included.
<i>Height</i>		
35-219.10: No building or structure shall exceed a height of thirty-five (35) feet.	35.71.10: No building or structure shall exceed a height of twenty-five (25) feet.	Table 17.07.030 RS: 25 ft.
<i>Parking</i>		
35-219.11: ...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 lot.	35-71.11: ...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.	Not included.
<i>Animals</i>		
35-219.12: 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 (i.e., paddock) shall be located on a lot, excluding a combination of lots, having a gross area of less than 20,000 square feet . No portion of a stable, or barn 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 . 3. There shall not be more than three (3) dogs permitted on any one lot. 4. Small animals (e.g., chickens, birds, ducks, rabbits, bees, etc.) shall be permitted provided that: c. Enclosures for such small animals shall be no closer than 25 feet to any dwelling.	35-71.12: 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 . 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: c. Enclosures for such small animals shall be no closer than 25 feet to any dwelling.	17.42.050 Animal Keeping B. Household Pets. The keeping of four or fewer small domestic household pets such as cats, dogs, and birds for noncommercial purposes is permitted. The keeping of more than four small domestic , household pets is subject to Administrative Use Permit approval. B. Other Animals Allowed in Residential Districts. In Residential Districts, the following animals are allowed. 1. Large Animals. One horse, mule, goat, cow, swine, or other similar size animal is permitted for each 20,000 square feet of lot area , provided that no more than three swine or five such other animals are kept on any lot. 2. Small Animals. Small animals (e.g., chickens, birds, ducks, and rabbits) are permitted, provided that: c. Enclosures for such small animals are no closer than 25 feet to any dwelling . D. Stables and Barns. No stable, barn, or other large animal enclosure (i.e., paddock) can be located on a lot, excluding a combination of lots, having a gross area of less than 20,000 square feet . No portion of a stable or barn can be located closer than: 1. 40 feet from 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.
Sec. 35-220 R-2/ Two-Family Residential 7-R-2 is the only R-2 zone within the City	Sec. 35-72 R-2/ Two-Family Residential 7-R-2 is the only R-2 zone within the City	Chapter 17.07 Residential Districts RM – Residential Medium Density
<i>Permitted Uses</i>		
35-220.3(1): One single-family dwelling or one two-family dwelling , i.e., duplex, per legal lot.	35-72.3(1): One single-family dwelling or one two-family dwelling , i.e., duplex, per legal lot.	Table 17.07.020: Single-Unit Dwelling Attached and Multiple-Unit Dwelling permitted.
35-220.3(6): 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.	35-72.3(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.	Not Included. Accessory structures regulated through lot coverage standard.
<i>Uses with a Minor CUP</i>		
35-220.5(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 , provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.	35-72.5(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 .	Not Included. Accessory structures regulated through lot coverage standard.
<i>Minimum Lot Size</i>		
35-220.6(1): 7-R-2: 7,000 sq.ft. (net)	35-72.6(1): 7-R-2: 7,000 sq.ft. (net)	Table 17.07.030 RM: 7,000 square feet
<i>Minimum Lot Width</i>		

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35-220.6(1): 7-R-2: 65 ft.	35-72.6(1): 7-R-2: 65 ft.	TABLE 17.07.030: RM: 65 ft
<i>Front Setback</i>		
35-220.7(1): 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.	35-72.7(1): 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.	TABLE 17.07.030 RM: 20 ft
<i>Side Setbacks</i>		
35-220.7(2) 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	35-72.7(2): 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	TABLE 17.07.030 RM: 5 ft.
<i>Rear Setbacks</i>		
35-220.7(3): 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.	35-71.7(3): 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.	TABLE 17.07.030 RM: 10 ft
<i>Setback Variations – Side</i>		
35-220.8(1): 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.	35-72.8(1): 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.	Not included. For side yard setback reduction standards, see 17.07.030(A)(1).
<i>Setback Variations – Rear</i>		
35-220.8(2): 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.	35-72.8(2): 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.	No reduction below 10 ft. allowed.
<i>Distance between buildings</i>		
35-220.9: 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.	35-72.9: 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.	Not included.
<i>Height</i>		
35-220.10: No building or structure shall exceed a height of thirty-five (35) feet.	35-71.10: No building or structure shall exceed a height of twenty-five (25) feet.	TABLE 17.07.030 RM Inland: 35 ft ; RM Coastal: 25 ft
<i>Parking</i>		
35-220.11: ...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 vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.	35-71.11: ...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 vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular parcel.	Not Included.
EX-1/ One-Family exclusive residential No land zoned for this District in the City. Comparison not done.		
35-222 DR/ Design Residential	35-74 DR/ Design Residential	Chapter 17.07 Residential Districts RS Single Family (DR-0.1 through DR-4.6), RP Planned Residential (DR-5 through DR-12.3), RM Residential Medium Density (DR-14 through DR-20), RH Residential High Density (DR-25 through DR-30)
<i>Processing</i>		
35-222.3: No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-317. (Development Plans), and with Sec. 35-314. (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.	35-74.3: 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.	Not Included
<i>Dwelling Units per Gross Acre</i>		

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<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35.222.7: DR-0.1: 0.1 DR-0.2: 0.2 DR-0.33: 0.33 DR-0.5: 0.5 DR-1: 1 DR-1.5: 1.5 DR-1.8: 1.8 DR-2: 2 DR-2.5: 2.5 DR-3: 3 DR-3.3: 3.3 DR-3.5: 3.5 DR-4: 4 DR-4.6: 4.6 DR-5: 5 DR-6: 6 DR-7: 7 DR-8: 8 DR-9: 9 DR-10: 10 DR-12: 12 DR-12.3: 12.3 DR-14: 14 DR-16: 16 DR-20: 20 DR-25: 25 DR-30: 30	35-74.7: DR-0.1: 0.1 DR-0.2: 0.2 DR-0.33: 0.33 DR-0.5: 0.5 DR-1: 1 DR-1.5: 1.5 DR-1.8: 1.8 DR-2: 2 DR-2.5: 2.5 DR-3: 3 DR-3.3: 3.3 DR-3.5: 3.5 DR-4: 4 DR-4.6: 4.6 DR-5: 5 DR-6: 6 DR-7: 7 DR-8: 8 DR-9: 9 DR-10: 10 DR-12: 12 DR-12.3: 12.3 DR-14: 14 DR-16: 16 DR-20: 20 DR-25: 25 DR-30: 30	TABLE 17.07.030: RS: 5 RP: 13 RM: 20 RH: 30
<i>Street</i>		
35-222.8: For the purposes of this section, where clustered residential development occurs, a street shall be defined as a public or private right-of-way providing access to five or more dwelling units.	Not included.	Not Included
<i>Front Setback</i>		
35-222.8(1): Twenty (20) feet from the right-of-way line of any street.	35-74.8(1): 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.	TABLE 17.07.030 Front: RS: 20 RP: - RM: 20 RH: 20
<i>Side and rear Setbacks</i>		
35-222.8(2): Ten (10) feet from any side or rear property line , however the Planning Commission may increase this requirement to provide reasonable light, air, and privacy requirements.	35-74.8(2): One-half the height of the building or structure.	TABLE 17.07.030: Interior Side and Street Side: RS, RP, RM, RH: 5 ft. Rear: RS: 20 RP, RM, RH: 10 ft.
<i>Distance between buildings</i>		
35-222.9: 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.	35-74.9: 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.	Not included.
<i>Building Coverage</i>		
35-222.10: Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units.	35-74.10: Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units.	Table 17.07.030 Maximum Lot Coverage (RP, RM,): 30% (RS, RH): 40%
<i>Height</i>		
35-222.11: No building or structure shall exceed a height of thirty-five (35) feet.	35.74.11: No building or structure shall exceed a height of thirty-five (35) feet.	TABLE 17.07.030

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
		RS: 25 ft RM, RPD: 35 ft in Inland Zone; 25 ft in Coastal Zone RH: 35 ft .
<i>Parking</i>		
35-222.12: 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. 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.	35-74.12: 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. 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.	Compare to 17.39.100 Parking Area Design and Development Standards O. Landscaping 4. Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped area at least five feet wide must be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site. 5. Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide must be provided between any surface parking area and any adjacent lot for the length of the parking area. 17.39.100(P): Parking areas containing 10 or more uncovered parking spaces must be screened from public streets, according to the following standards. 1. Height. Screening of parking lots from adjacent public streets must be three feet in height .
<i>Open Space and Landscaping</i>		
35-222.13: 1. Not less than forty (40) percent of the net area of the property shall be devoted to common 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 . 4. In the case of cluster development the perimeter of the development shall be landscaped with a minimum strip of ten (10) feet .	35-74.13: 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 .	Compare to 17.39.100(O) 4. Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped area at least five feet wide must be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site. 5. Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide must be provided between any surface parking area and any adjacent lot for the length of the parking area.
<i>Additional Requirement for Condominiums, Stock Cooperatives, or Community Apartments</i>		
35-222.14: 1. Each dwelling unit shall be provided with at least one hundred and eighty (180) cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage on-site in addition to the usable storage space of closets, cabinets, and pantry contained within the dwelling units. 3. ...For all affordable housing overlay projects or housing developments that provide a minimum of fifty (50) percent of the housing units at the required affordable housing income levels, the laundry facilities may be provided in a community style. A minimum of one standard capacity size washer and dryer shall be provided for every four (4) dwelling units contained within the same building. 4. Each dwelling unit shall include a private patio outdoor area(s) in the form of ground level patios or upper story balconies. Private patios shall not be less than twenty (20) percent of the gross floor area of the residence served. Where a required patio area is less than two hundred (200) square feet , the requirements shall be satisfied with one patio or balcony per dwelling unit.	Not included.	Compare to 17.07.050 Additional Development Regulations for RM and RH Districts G. Private Storage Space. Each unit must have at least 200 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet .
Sec. 35-223 PRD/ Planned Residential Development	Sec. 35-75 PRD/ Planned Residential Development	Chapter 17.07: Residential Districts RP Planned Residential District
<i>Findings Required for Rezoning</i>		
35-223.3: No property shall be rezoned to the PRD unless the Board of Supervisors shall first make the following findings: 3. That the property contains not less than ten (10) acres , all of which shall be included in the Preliminary Development Plan.	35-75.3: No property shall be rezoned to the PRD unless the Board of Supervisors shall first make the following findings: 3. That the property contains not less than 20 acres , all of which shall be included in the Preliminary Development Plan.	Not Included
<i>Uses with a Major CUP</i>		
35-223.8: 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. 35-315. (Conditional Use Permits).	35-75.8: 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).	Not Included
35-223.8(2): 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 ...	35-75.8(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 ...	Not Included

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
<i>Building Coverage</i>		
35-223.12: 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.	35-75.12: 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.	Table 17.07.030 RP: 30%
<i>Height Limit</i>		
35-223.13: No building or structure shall exceed a height of thirty-five (35) feet .	35-75.13: No building or structure shall exceed a height of thirty-five (35) feet .	TABLE 17.07.030 35 ft. Inland; 25 ft in Coastal Zone
<i>Parking</i>		
35-223.14(1)(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.	35-75.14(1)(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.	17.39.100(P)(1): Screening of parking lots from adjacent public streets must be three feet in height .
<i>Open Space</i>		
35-223.16(1): Amount. The County shall specify the required amount of public and/or common 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/or common open space be less than forty (40) percent of the gross acreage...	35-76.16(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...	Not Included
Sec. 35-241 MHP/ Mobile Home Park or Mobile Home Planned Development	Sec. 35-91 MHP/ Mobile Home Park or Mobile Home Planned Development	Chapter 17.07: Residential Districts RHMP – Mobile Home Park District
<i>Setbacks and Distance Between Mobile Home Units and Structures</i>		
35-241.5(1)(a): Front: Fifty (50) from the centerline and twenty (20) feet from the right-of-way line of any street.	35-91.5(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...	Table 17.07.030 Front: 20 ft
35-241.5(1)(b): Side and Rear: Fifteen (15) from the side or rear property lines of the Mobile Home Park.	35-91.5(1): The following minimum standards shall apply to the perimeters of a mobile home park:... 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	Table 17.07.030: Interior Side: 5 ft Street Side: 5 ft Rear: 15 ft
Not Included	35-91.5(2): Where a portion of a parcel(s) zoned MHF abuts a parcel(s) zoned residential, there shall be a twenty-five (25) foot wide landscaped buffer along the abutting residential parcel(s).	Compare to 17.07.050(A) Transitional Standards Where an RMHP District adjoins an interior lot line in an RS , PUD, or RPD District, the minimum building setback from an RS, PUD, or RPD District boundary is 10 feet for interior side yards and 20 feet for rear yards.
35.241.5(2): 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. 35-274. (General Setback Regulations).	35-91.5(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).	Not Included
35.241.5(2): 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 . 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. 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 .	35-91.5(3): 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 . 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. 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 .	Not included
<i>Coverage</i>		

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35-241.6: Buildings and structures shall not occupy more than seventy five (75) percent of each mobile home site.	35-91.6: Buildings and structures shall not occupy more than seventy five (75) percent of each mobile home site.	Table 17.07.030: RHMP: Maximum Lot Coverage: 75%
<i>Height</i>		
35-241.7: No building or structure shall exceed a height of twenty-five (25) feet.	35-91.7: No building or structure shall exceed a height of twenty-five (25) feet.	Table 17.07.030: RHMP: 25 ft.
<i>Parking</i>		
35-241.8(1): Two parking spaces shall be provided for each mobile home site. Such parking spaces may be permitted on individual sites or one parking space may be provided on the individual sites and the other parking space may be located in common parking areas located throughout the mobile home development.	35-91.8: Not Included.	Table 17.39.040(A).2: 2 spaces per site, 1 space for every 3 sites for guest parking 17.39.070 A2. Other Residential Uses. Required parking for residential uses other than single-unit dwellings and second units must be on the same lot as the dwelling or use they serve or in at an off-site location as provided in Subsection (C). Required parking cannot be located within a required front or street side yard. C. Off-Site Parking. Parking for uses other than single-unit dwellings and second units may be provided off-site with Zoning Administrator approval, provided the following conditions are met. 1. Location. a. Residential Uses. Any off-site parking must be located within 200 feet , along a pedestrian route, of the unit served.
35-241.8(2): Storage parking facilities for recreation vehicles (travel trailer, camper, etc.) shall be constructed at the ratio of one storage space for each five mobile home sites. Storage areas shall be screened by landscaping and fencing for security purposes. Minimum dimensions for each storage space shall be ten (10) feet by twenty (20) feet.	35-91.8: Not Included.	Not Included. See 17.39.070(A)(3) for Recreational Vehicle Parking/Storage.
35-241.8(3): Common parking areas shall be located no closer than ten (10) feet to any mobile home site.	35-91.8: Not Included.	Not Included
<i>Open Space and Landscaping</i>		
Not included.	35-91.9(1): A minimum of one tree shall be planted on each mobile home site.	17.35.050(A)(6): One tree for every 2,000 square feet of lot coverage.
35-241.9(1): A minimum of fifteen (15) percent of the gross area of the mobile home development shall be in common open space , which shall include a recreational area and facilities for the use of the residents of the development...	35-91.9(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...	Not included. See 17.07.060(B): A minimum of 100 square feet of open space must be provided per unit. Each unit must be provided a minimum of 60 square feet of private open space. The balance of the required open space may be provided as private or common open space.
Not included.	35-91.9(3): The development shall be enclosed, except for ingress and egress, with a five-foot decorative wall or fence and landscaping.	Not included.
Sec. 35-242 MHS/ Mobile Home Subdivision	Not Included	Chapter 17.07: Residential Districts RHMP – Mobile Home Park District
<i>Permitted Uses</i>		
35-242.5(1): One mobile or modular home per legal lot...		Not included.
<i>Density</i>		
35-242.6(1): The minimum amount of land that may be developed for a MHS shall be one (1) acre , provided that this minimum land area is adequate to meet the requirements of the MHS district.		Not included.
35-242.6(2): The maximum density of the MHS shall be seven (7) units per gross acre.		Table 17.07.030 Maximum Density: 15 units/acre
<i>Lot Size</i>		
35-242.6(3): The minimum lot size for individual lots within the MHS shall be 4,000 square feet , with only one single-family dwelling permitted per lot. Every lot shall have a minimum width of fifty (50) feet and a minimum depth of eighty (80) feet.		Table 17.07.030 Minimum Lot Area: 4,000 sq. ft. Minimum Lot Width: 40 ft. No minimum depth.
<i>Setbacks</i>		
35-242.7(1)(a): Front: Fifty (50) from the centerline and twenty (20) feet from the right-of-way line of any street.		Table 17.07.030 Front: 20 ft
35-242.7(1)(b): Side and Rear: Fifteen (15) from the side or rear property lines of any lot on which the MHS development is located.		Table 17.07.030: Interior Side: 5 ft Street Side: 5 ft Rear: 15 ft
35-242.7(2)(a): Front: Ten (10) feet from the front line of each lot		Not included.

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35-242.7(2)(b): Side: Five (5) feet on each side of the building or structure , exclusive of awnings, etc., in width. Where the side yard abuts an access road, public parking area or walk, said yard shall not be less than ten (10) in width.		Not included.
35-242.7(2)(c): Rear: Ten (10) feet.		Not included.
35-242.7(2)(d): To maximize open space on individual lots, the side setback and minimum distance required between buildings may be modified by the Planning Commission to allow dwelling units to be located within one of the side yards, provided that the remaining side yard is equal to the sum of the two required side yards.		Not included.
<i>Distance Between Buildings</i>		
35-242.8: The minimum distance between a building designed or used for human habitation and any other detached building shall be ten (10) feet.		Not included.
<i>Lot Coverage</i>		
35-242.9: All buildings and structures shall not occupy more than sixty (60) percent of each single-family lot.		Table 17.07.030: RHMP: Maximum Lot Coverage: 75%
<i>Height</i>		
35-242.10: No building or structure shall exceed twenty-five (25) feet in height.		Table 17.07.030: RHMP: 25 ft.
<i>Parking</i>		
35-242.11(1): Two parking spaces shall be provided for each individual lot. Such parking spaces may be permitted on individual lots or one parking space may be provided on the individual lot and the other parking space may be located in common parking areas located throughout the MHS development.		Table 17.39.040(A)(2): 2 spaces per site , 1 space for every 3 sites for guest parking. 17.39.070(A) 2. Other Residential Uses. Required parking for residential uses other than single-unit dwellings and second units must be on the same lot as the dwelling or use they serve or in at an off-site location as provided in Subsection (C). Required parking cannot be located within a required front or street side yard. C. Off-Site Parking. Parking for uses other than single-unit dwellings and second units may be provided off-site with Zoning Administrator approval, provided the following conditions are met. I. Location. a. Residential Uses. Any off-site parking must be located within 200 feet , along a pedestrian route, of the unit served.
35-242.11(2): Common parking areas shall be located no closer than ten (10) feet to any lot line.		Not included.
35-242.11(3): Any carport or garage shall be set back a minimum of 15 feet from the front line of the lot on which it is located.		Not included.
<i>Open Space and Landscaping</i>		
35-242.12(1): A minimum of fifteen (15) percent of the gross lot area shall be in common open space , which shall include a recreational area and facilities for the use of the residents of the development...		Not included. See 17.07.060(B): A minimum of 100 square feet of open space must be provided per unit. Each unit must be provided a minimum of 60 square feet of private open space. The balance of the required open space may be provided as private or common open space. Average of 100 square feet of open space per unit.
<i>Additional Requirements</i>		
35-242.13(2): Storage parking areas for recreational vehicles (travel trailers, campers, etc.) shall be provided at the ratio of one parking space per five residential lots...		Not included. See 17.39.070(A)(3) for Recreational Vehicle Parking/Storage.
Commercial Districts		
Sec. 35-224A. C-1/ Limited Commercial	Sec. 35-77A. C-1/ Limited Commercial	Chapter 17.08: Commercial Districts CC Community Commercial, VS Visitor Serving
<i>Processing</i>		
35-224A.2(2): Prior to issuance of any land use 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. 35-317.	35-77A.2(2): Prior to 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.	Not Included.
<i>Minimum Lot Size</i>		
35-224A.6(1): None, except in parcels where residences are the only use and in those instances the minimum lot size shall be 7,000 square feet per unit.	35-77A.6(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 area, and 7,000 square feet for all lots located outside of the Summerland Community Plan area.	Table 17.08.030 Same for all Commercial Districts Minimum Lot area: 5,000 sq ft
<i>Setbacks</i>		

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35-224A.9(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.	35-77A.7(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.	Table 17.08.030 Front: CC: 10 ft VS: 15 ft See Table 17.25.040 for projections allowed into yards. Allowed projections vary by type.
35-224A.9(2): Side: Ten percent of the width of the lot but no less than five (5) feet and no greater than ten (10) feet.	35-77A.7(2): Side: Ten percent of the width of the lot but no less than five (5) feet and no greater than ten (10) feet.	Sec. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lots developed solely for residential uses is 25 feet. Table 17.08.030 Interior Side: CC: 5 ft VS: 20ft Street Side: CC: 10 ft VS: 20ft
35-224A.9(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.	35-77A.7(3): 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. 17.08.030(C). Adjacent to Residential Districts. The minimum building setback from any R District or lots developed solely for residential uses is 25 feet. Table 17.08.030 Development Standards – Commercial Districts: Rear: CC: 10 ft VS: 10 ft
<i>Distance Required Between Buildings on the Same Building Site</i>		
35-224A.8: 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.	35-77A.8: 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.	Not Included.
<i>Height Limit</i>		
35-224A.9(1): No building or structure shall exceed 35 feet to the highest point of the roof.	35-77A.9(1): No building or structure shall exceed 35 feet to the highest point of the roof.	Table 17.08.030 Development Standards – Commercial Districts: Maximum Building Height: CC: 35 ft VS: 35 ft 17.08.030(A) Additional Height and Lot Coverage for Hotels. In the Visitor-Serving Commercial District, the following adjustments to the development standards are allowed by right for hotel buildings: 1. The maximum allowable structure height may increase to 65 feet; and 2. The maximum lot coverage ratio may increase to 50 percent.
<i>Parking</i>		
35-224A.10: ...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...	35-77A.10:...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...	Not included. For off-site parking, see 17.39.040(E) Credit for On-Street Spaces in Old Town Zoning District and 17.39.070(C) Off-Site Parking Facilities (parking facility must be located within 400 feet) .
<i>Landscaping</i>		
35-224A.11(1): Along each side abutting a residential district there shall be provided a minimum 5 feet wide landscaped area. In addition, a minimum of 15 feet in width from the street right-of-way shall be landscaped.	35-77A.11(1): Along each side abutting a residential district there shall be provided a minimum 5 feet wide landscaped area. In addition, a minimum of 15 feet in width from the street right-of-way shall be landscaped.	17.35.030(A) Required Setbacks. All required front (CC: 10 ft; VS: 15ft), and street-facing side CC: 10 ft; VS: 20ft) setbacks except walks and driveways, must be landscaped. Tables 17.25.140(A) and (B): No requirement where abutting Multi-Unit Residential and 10 ft for Single-Unit Residential. BUT Table 17.08.040(A)(3): 15 ft. if site <10 acres; 30 ft. if site 10-25 acres; 50 ft. if site >25 acres
Sec. 35-225. C-2/ Retail (General) Commercial	Sec. 35-78. C-2/ Retail (General) Commercial	Chapter 17.08: Commercial Districts

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		CC Community Commercial, OT Old Town, CG General Commercial, CI Intersection Commercial
<i>Processing</i>		
35-225.2(2): Prior to the issuance of any Land Use 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 area designated for sales or storage total 20,000 square feet in size , a Final Development Plan shall be approved as provided in Sec. 35-317.	35-78.2(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 area designated for sales or storage total 20,000 square feet in size , a Development Plan shall be approved as provided in Sec. 35-184.	Not Included.
<i>Permitted Uses</i>		
Not included.	35-78.3(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 no including automobile or machinery wrecking establishments or junk yards.	Not included.
Not included.	35-78.3(21)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.	Not included.
<i>Setbacks for buildings and structures</i>		
35-225.7(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 Comprehensive 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.	35-78.7(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 Comprehensive 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.	Table 17.08.030 Front: CC: 10 ft OT: None CI: 10 ft CG: 10 ft For front setback encroachment, see Table 17.25.040, varies by type of projection (*never more than 6 ft.)
35-225.7(2): Side a) None, except when side yards are provided, they shall be a minimum of three (3) feet .	35-78.7(2): Side a) None, except when side yards are provided, they shall be a minimum of three (3) feet .	Sec. 17.08.030(C). Adjacent to Residential Districts. The minimum building setback from any R District or lots developed solely for residential uses is 25 feet . Table 17.08.030 Interior Side: CC: 5 ft OT: None CI: 5 ft CG: None Street Side: CC: 5 ft OT: None CI: 5 ft CG: 5 ft
35-225.7(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 .	35-78.7(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. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lots developed solely for residential uses is 25 feet . Table 17.08.030 Rear: CC: 10 ft OT: 10 ft CI: 10 ft CG: 25 ft
<i>Distance Required Between Buildings on the Same Building Site</i>		
35-225.8: None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site.	35-78.8: None, except the minimum distance for residential buildings be five (5) feet .	Not included

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<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
Height Limit		
35-225.9: No building or structure shall exceed a height of thirty-five (35) feet .	35-78.9: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.08.030 Maximum Building Height: CC: 35ft OT: 30 ft CI: 25 ft CG: 35 ft
Parking		
Not included.	35-78-10: (1)(b): [Required parking spaces shall be provided] ... 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;	Not included. For off-site parking, see 17.39.040(E) Credit for On-Street Spaces in Old Town Zoning District and 17.39.070(C) Off-Site Parking Facilities (parking facility must be located within 400 feet) .
	35-78-10: (2)(a): The minimum parking requirement shall be one parking space for each 500 square feet , or fraction thereof, of gross floor area: 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 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.	Not included. Parking spaces determined by use, not district. Compare to Table 17.39.040-A.2.
Sec. 35-226. C-3/ General Commercial	Sec. 35-79. C-3/ General Commercial	Chapter 17.08: Commercial Districts CG General Commercial
Processing		
35-226.2(2): Prior to the issuance of any land use 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 Final Development Plan shall be approved as provided in Sec. 35-317.	35-79.2(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.	Not Included.
Permitted Uses		
35-226.3(8): The following uses when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height ; a) Agricultural packing or processing plant. b) Agricultural supply story or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. c) Automobile, farm implement and machinery repair, sales and service but not automobile wrecking yards or junk yards. d) Automobile body work and painting e) Blacksmith shop, welding shop, or machine shop. f) Carpenter and cabinet shop. g) Cleaning and dyeing establishment. h) Furniture repair and upholstery. i) Heating, plumbing, or ventilating supplies, sales and service. j) Lumber and building materials sales yard. k) Sign painting store. l) Wholesale distributing center.	35-79.3: 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. 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 story or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. 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.	Not Included. Compare to Table 17.25.100, All storage must be within an enclosed building, except as allowed for Outdoor Sales or otherwise specifically permitted.

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Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
	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.	
Not included.	35-79.3(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.	Not included.
<i>Setbacks for Buildings and Structures</i>		
35-226.7(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 Comprehensive 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.	35-79.7(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 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.	Table 17.08.030 Front: CG: 10 ft For front setback encroachment, see Table 17.25.040, varies by type of projection (*never more than 6 ft.)
35-226.7(2): Side a) None, except when side yards are provided, they shall be a minimum of three (3) feet .	35-79.7(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.	Sec. 17.08.030.C. The minimum building setback from any R District or lot developed solely for residential uses is 25 feet . Table 17.08.030 Interior Side: CG: None Street Side: CG: 5 ft
35-226.7(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 .	35-79.7(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. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lot developed solely for residential uses is 25 feet . Table 17.08.030 Rear: CG: 25 ft
<i>Distance Required Between Buildings on the Same Building Site</i>		
35-226.8: None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site.	35-79.8: None, except that the minimum distance for residential buildings shall be five (5) feet .	Not included.
<i>Height Limit</i>		
35-226.9: No building or structure shall exceed a height of thirty-five (35) feet .	35-79.9: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.08.030 Maximum Building Height: CG: 35 ft
Sec. 35-227 C-S/ Service Commercial No land zoned for this District in the City. Comparison not done	Not Included.	Not Included.
Sec. 35-228 CH/ Highway Commercial	Sec. 35-80 CH/ Highway Commercial	Chapter 17.08: Commercial Districts CI – Intersection Commercial, CC – Community Commercial
<i>Permitted Uses</i>		
Not included.	35-80.2(3): A final development plan shall not be required for the following, provided all other requirements of the CH district are complied with: b) Legal lots containing less than 20,000 square feet of net land area created on or before February 1, 1963.	Not Included.
35-228.3(7): Mini-mart/convenience stores of less than 3,000 square feet of net floor area.	35-80.3(7): Mini-mart/convenience stores of less than 3,000 square feet of floor area.	Not included. Service and Gas Stations (including "mini marts" and/or conveniences stores that sell products, merchandise, or services that are ancillary to the primary use related to the operation of motor vehicles where such sale is by means other than vending machines) are a permitted use per Table 17.08.020, but no maximum floor area is included.
<i>Uses Permitted with a Major Conditional Use Permit</i>		

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
35-228.4(4): Retail grocery stores not exceeding 5,000 square feet of market area.	35-80.4(4): Retail grocery stores not exceeding 5,000 square feet of market area.	Not Included. General Market a permitted use per Table 17.08.020, but no maximum floor area is included.
<i>Setbacks for Buildings and Structures</i>		
35-228.6(1): Front: Fifteen (15) feet from the right-of-way line of any street.	35-80.6(1): Front: Fifteen (15) feet from the right-of-way line of any street.	Table 17.08.030 Front: CC, CI: 10 ft
35-228.6(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.	35-80.6(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. 17.08.030.C. The minimum building setback from any R District or lot developed solely for residential uses is 25 feet . Table 17.08.030 Street Side: CC, CI: 5 ft Interior Side: CC, CI: 5 ft Rear: CC, CI: 10 ft
<i>Coverage</i>		
35-228.7: Not more than forty (40) percent of the net lot area shall be occupied by buildings and structures.	35-80.7: 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.	Table 17.08.030 Max. Lot Coverage CC: 40%; CI: 30%
<i>Height Limit</i>		
35-228.8: No building or structure shall exceed a height of thirty-five (35) feet .	35-80.8: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.08.030 Maximum Building Height: CC: 35 ft; CI: 25 ft
<i>Landscaping and Screening</i>		
35-228.10(2): Not less than five (5) percent of the net lot area shall be landscaped.	35-80.10(1): Not less than five (5) percent of the net lot area shall be landscaped.	Table 17.08.030 Min. Landscaping: CC: 10 % , CI: 5%
35-228.10(3): Along each side or rear boundary abutting a residential zone 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 of existing or proposed streets, plus a row of trees or other plant material of a type approved by the Planning and Development Department which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.	35-80.10(2): Along each side or rear boundary abutting a residential zone 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 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.	Not Included
35-228.10(4): 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.	35-80.10(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.	Not Included
Sec. 35-229 CN/ Neighborhood Commercial	Not Included.	Chapter 17.08: Commercial Districts CC – Community Commercial; CI – Intersection Commercial
<i>Processing</i>		
35-229.2(2): Prior to the issuance of any Land Use Permit for buildings or structures which total 5,000 or more square feet in gross floor area, a Final Development Plan shall be approved as provided in Sec. 35-317.		Not included.
<i>Permitted Uses</i>		
35-229.3(1): Retail stores, shops, or establishments supplying commodities to meet the day-to-day needs of residents in the neighborhood, such as a food market (less than 3,000 square feet of net floor space), liquor store, prescription pharmacy, delicatessen, pizza take-out, flower shop, furniture store, hardware store, hobby shop, and ice cream shop		Not included. General Market a permitted use in CC and CI per Table 17.08.020, but no maximum floor area is included.
<i>Minimum Lot Size</i>		

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35-229.6: None.		Table 17.08.030 Minimum Lot Area (sq. ft.) CC: 5,000 CI: 5,000
<i>Setbacks for Buildings and Structures</i>		
35-229.7(1): Front a) Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.		Table 17.08.030 Front: CC: 10 ft. CI: 10 ft.
35-229.7(2): Side a) Five (5) feet. b) On corner lots, the side yard along the side street shall conform to the front yard provisions of this district. [Presumably 20 ft.]		Sec. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lot developed solely with residential uses is 25 feet. Table 17.08.030 Interior Side: CC: 5 ft. CI: 5 ft. Street Side: CC: 5 ft. CI: 5 ft.
35-229.7(3): Rear a) Ten (10) percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten (10) feet. b) In addition, for any lot that has a rear boundary which abuts a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.		Sec. 17.08.030.D. Adjacent to Residential Districts. The minimum building setback from any R District or lot developed solely with residential uses is 25 feet. Table 17.08.030 Rear: CC: 10 ft. CI: 10 ft.
<i>Distance Required Between Buildings on the Same Building Site</i>		
35-229.8: None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site.		Not included.
<i>Lot Coverage</i>		
35-229.9: Not more than thirty (30) percent of the net area shall be occupied by buildings and structures.		Table 17.08.030 Max. Lot Coverage (%) CC: 40 CI: 30
<i>Height Limit</i>		
35-229.10: No building or structure shall exceed a height of thirty-five (35) feet.		Table 17.08.030 Max. Bldg. Height: CC: 35 ft. CI: 25 ft.
<i>Landscaping/Screening</i>		
35-229.12(2): Along each side or rear boundary abutting a residential district there shall be provided a minimum five (5) foot wide landscaped area and an ornamental wall not less than five (5) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets. Said wall shall be reduced in height to three (3) feet along that portion located within the front setback.		17.25.140 Screening and Buffering of Common Lot Lines Nonresidential use adjacent to Single-Unit Residential Use: 10 foot landscaped buffer and 6 foot screening wall.
Sec. 35-230 C-V/ Resort/Visitor Serving Commercial	Sec. 35-81 C-V/ Resort/Visitor Serving Commercial	Chapter 17.08: Commercial Districts VS – Visitor Serving
<i>Minimum Lot Size</i>		
35-230.8: None.	Not included.	Table 17.08.030 VS: Minimum Lot area: 5,000 square ft
<i>Setbacks for Buildings and Structures</i>		
35-230.9(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.	35-81.8(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.	Table 17.08.030 Front: VS: 15 ft

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35-230.9(2): Side and Rear: Twenty (20) feet	35-81.8(2): Side and Rear: Twenty (20) feet	Sec. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lot developed solely with residential uses is 25 feet . Table 17.08.030 Interior Side: VS: 20 ft Street Side: VS: 20 ft Rear: VS: 10 ft
35-230.9(3): In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.	35-81.8(3): In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.	Sec. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District or lot developed solely with residential uses is 25 feet .
<i>Distance Required Between Buildings on the Same Building Site</i>		
35-230.10: None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site.	Not included.	Not Included.
<i>Height Limit</i>		
35-230.11: No building or structure shall exceed a height of thirty-five (35) feet	35-81.9: 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 . [...]	Table 17.08.030 Maximum Building Height: VS: 35 ft See also, 17.08.030(A): A. Additional Height and Lot Coverage for Hotels. In the Visitor-Serving Commercial District, the following adjustments to the development standards are allowed by right for hotel buildings: 1. The maximum allowable structure height may increase to 65 feet
<i>Open Space and Building Coverage</i>		
35-230.13(1): A minimum of forty (40) percent of the net area of the lot(s) shall be retained in public and/or common open space.	35-81.11(1): A minimum of forty 40 percent of the net area of the lot(s) shall be retained in public and/or common open space.	Table 17.08.030 Max. Lot Coverage VS: 40% See also, 17.08.030(A) Additional Height and Lot Coverage for Hotels. In the Visitor-Serving Commercial District, the following adjustments to the development standards are allowed by right for hotel buildings: 2. The maximum lot coverage ratio may increase to 50 percent .
Not included.	35-81.11(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.	Not included.
<i>Landscaping</i>		
35-230.14: Landscaping shall be installed and maintained in accordance with the approved Final Development Plan. Along each side or rear yard abutting a residential district, a minimum buffer strip of ten (10) feet 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.	Not included.	17.25.140 Screening and Buffering of Common Lot Lines Nonresidential use adjacent to Single-Unit Residential Use: 10 foot landscaped buffer and 6 foot screening wall .
Sec. 35-231 SC/ Shopping Center	Sec. 35-82 SC/ Shopping Center	Chapter 17.08: Commercial Districts CR – Regional Commercial
<i>Categories of Shopping Centers</i>		
35-231.4: Shopping centers shall be classified according to net area as follows: 1) Convenience shopping center - up to 2 acres 2) Community shopping center - 12 or more acres	35-82.4: 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	Not Included.
<i>Permitted Uses</i>		
35-31.5C(3): Cleaning and pressing shop and laundry agency having a floor area of not to exceed 2,000 square feet .	35-82.5.1B(3): Cleaning and pressing shop and laundry agency having a floor area of not to exceed 2,000 square feet .	Not included. General Personal Services, including laundry services a permitted use in CR.
	35-82.5.2B: Neighborhood shopping centers - 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 .	Not included. General Market a permitted use in CR.
<i>Uses Permitted with a Major Conditional Use Permit in Convenience and Community Shopping Centers</i>		
35-231.6(2): Commercial or professional office space occupying more than twenty (20) percent of the gross square footage of the total building area.	Not included.	Not included.
<i>Setbacks for Buildings and Structures</i>		

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35-231.8(1): Front: Twenty (20) feet from the right-of-way line of any street bordering the shopping center.	35-82.8(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.	Table 17.08.030 Front: CR: 20 ft.
35-231.8(2): Side and Rear: Ten (10) feet except: a) Twenty (20) feet when a convenience shopping center abuts a residential district. b) Fifty (50) feet when a community shopping center abuts a residential district.	35-82.8(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. 17.08.030.C. Adjacent to Residential Districts. The minimum building setback from any R District boundary or lot developed solely with residential uses is 25 feet. Table 17.08.030 Interior Side: CR: 5 ft Street Side: CR: 10 ft Rear: CR: 10 ft
<i>Coverage</i>		
35-231.9: Not more than thirty (30) percent of the net lot area shall be covered by buildings or structures.	35-82.9: Not more than thirty (30) percent of the net area shall be occupied by buildings and structures.	Table 17.08.030 Max. Lot Coverage CR: 30%
<i>Height Limit</i>		
35-231.10: No building or structure shall exceed a height of thirty-five (35) feet.	35-82.10: No building or structure shall exceed a height of thirty-five (35) feet.	Table 17.08.030 Maximum Building Height: CR: 35
<i>Parking</i>		
35-231.11(1): There shall be at least one parking space per 200 square feet of net floor area or fraction thereof enclosed within a building or used for outdoor storage or sales space.	35-82.11(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.	Compare to Table 17.39.040-A.2 General Retail: 1 space per 350 sq. ft. of floor area Large Format Retail: 1 space per 250 sq. ft. of floor area.
	35-82.11(2): Bowling alleys shall provide at least eight parking spaces for each bowling lane.	Not included. Compare to parking standard for Commercial Entertainment and Recreation in Table 17.39.040-A.2: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
	35-82.11(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.	17.39.070(C)(1)(b): Off-Street Parking Facilities, Location, Non-residential Uses. Any off-site parking facility must be location within 400 feet , along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.
<i>Landscaping/ Screening</i>		
35-231.12(1): Not less than five percent of the net lot area shall be landscaped.	35-82.12(1): Not less than five percent of the net lot area shall be landscaped.	Table 17.08.030: Min. Landscaping CR: 10%
35-231.12(3): 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 and 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.	35-82.12(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 and 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.	17.25.140 Screening and Buffering of Common Lot Lines Nonresidential use adjacent to Single-Unit Residential Use: Landscaped buffer and 6 foot screening wall.
35-231.12(4): When 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.	35-82.12(3): When 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.	Not included. 17.25.140 provides screening requirements, but these only apply to common lot lines.
<i>Office Districts</i>		
Sec. 35-232 PI/ Professional and Institutional	Sec. 35-83 PI/ Professional and Institutional	Chapter 17.09 Office Districts OI Office Institutional
<i>Setbacks for Buildings and Structures</i>		
35-232.8(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.	35-83.8(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.	Table 17.09.030 OI: Front: 10 ft
35-232.8(2): Side and Rear: Fifteen (15) feet	35-83.8(2): Side and Rear: Fifteen (15) feet	Table 17.09.030 OI: Interior Side: None Street Side: 10 ft Rear: 10 ft

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
		17.09.030(A)(1): Minimum building setback is 25 feet from an R District boundary or lot line of a lot developed solely with residential uses.
<i>Distance Between Buildings on the Same Building Site</i>		
35-232.9: None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site.	35-83.9: None, except that the minimum distance for residential buildings shall be five (5) feet .	Not Included
<i>Building Coverage</i>		
35-232.10: Not to exceed forty (40) percent of the net area of the property shall be covered with any portion of a building.	35-83.10: Not to exceed forty (40) percent of the net area of the property shall be covered with any portion of a building.	Table 17.09.030: OI: 40%
<i>Height Limit</i>		
35-232.11: No building or structure shall exceed a height of thirty-five (35) feet .	35-83.11: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.09.0307 OI: 35ft 17.09.030(A)(2): Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet . From these points, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
<i>Parking</i>		
35-232.12: [...] the required spaces for offices shall be one parking space for each 200 square feet of floor space.	35-83.12: Required spaces. For offices, one parking space for each 200 square feet of floor space.	Not Included. Compare with Offices, Business and Professional in Table 17.39.040-A.2: 1 space per 300 sq. ft of floor area up to 100,000 sq. ft. 1 space per 350 sq. ft. over 100,000 sq. ft.
<i>Landscaping</i>		
35-232.13: Not less than ten (10) percent of the net area of the property shall be devoted to landscaping.	35-83.13: Not less than ten (10) percent of the net area of the property shall be devoted to landscaping.	Table 17.09.030: OI: Minimum Landscaping : 10% of site area
Sec. 35-233 M-RP/ Industrial Research Park	Sec. 35-84 M-RP/ Industrial Research Park	Chapter 17.09 Office Districts BP Business Professional
<i>Permitted uses</i>		
35-233.4(16): Retail stores, shops, or establishments supplying commodities or services intended to meet the day to day needs of industrial research park employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, banks, restaurants, and coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot.	Not included.	Not Included. Restaurants and General Personal Services are permitted uses per Table 17.09.020. No percentage maximum included.
<i>Performance Standards</i>		
35-233.7(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.	35-84.7(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.	Section 17.40.080 Noise
<i>Minimum Lot Size</i>		
35-233.8: Each lot shall have a minimum net lot area of one acre .	35-84.8: Each lot shall have a minimum net lot area of one acre . (43,560 sq. ft.)	Table 17.09.030 BP: Minimum Lot Area 10,000 sq. ft Minimum Lot Width 100 ft
<i>Setbacks for Buildings and Structures</i>		
35-233.9(1): 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.	35-84.9(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.	Table 17.09.030: Development Standards – Business, Park and Office-Institutional Districts BP: Front: 10 ft Interior Street: Not included.
35-233.9(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.	35-84.9(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.	Table 17.09.030 BP: Interior Side: None Street Side: 10 ft 17.09.030(A): A. Transitional Standards. Where an Office District adjoins an interior lot line in a R District or of a lot developed solely with residential uses, the following standard applies:

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
		I. The minimum building setback is 25 feet from an R District boundary or lot line of a lot developed solely with residential uses.
35-233.9(3): Rear: a) Ten (10) feet b) For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet .	35-84.9(3): Rear: a) Ten (10) feet b) For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet .	Table 17.09.030 BP: Rear: 10 ft 17.09.030(A): A. Transitional Standards. Where an Office District adjoins an interior lot line in a R District or of a lot developed solely with residential uses, the following standard applies: I. The minimum building setback is 25 feet from an R District boundary or lot line of a lot developed solely with residential uses.
<i>Coverage</i>		
35-233.10: Not more than 35 percent of the net area of the property shall be occupied by buildings and structures.	35-84.10: Not more than 35 percent of the net area of the property shall be occupied by buildings and structures.	Table 17.09.030: Development Standards – Business, Park and Office-Institutional Districts BP: 35%
<i>Height Limit</i>		
35-233.11: No building or structure shall exceed a height of thirty-five (35) feet .	35-84.11: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.09.030 BP: 35 ft 17.09.030(A)(2): Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet . From these points, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height .
<i>Landscaping</i>		
35-233.13: 1) Not less than 30 percent of the net area of the property shall be landscaped. 3) 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.	35-84.13: Not less than 30 percent of the net area of the property shall be landscaped. [...] In addition, any portion of a lot that 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.	Table 17.09.030 BP: 20% of site area Tables 17.25.140(A)-(B): 10 ft. landscaping buffer, 3 ft. screening wall within the front setback, 6 ft. otherwise. Only required when abutting an R District
<i>Industrial Districts</i>		
Sec. 35-233A M-S-GOL/ Service Industrial-Goleta	Sec. 35-84A M-S-GOL/ Service Industrial-Goleta	Chapter 17.10: Industrial Districts IS Service Industrial
<i>Purpose and Intent</i>		
35-233A.1: The purposes of this district are [...]; 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.	35-84A.1: The purposes of this district are [...]; 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.	Table 17.10.030 Maximum intensity of employment: 25 persons per acre
<i>Performance Standards</i>		
35-233A.7(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.	35-84A.7(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.	Section 17.40.080 Noise
<i>Minimum Lot Size</i>		
35-233A.8: None.	35-84A.8: None.	Table 17.10.030 IS Minimum Lot Area 10,000 sq. ft Minimum Lot Width 100 ft
<i>Setbacks for Buildings and Structures</i>		
35-233A.9(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.	35-84A.9(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.	Table 17.10.030 IS: Front: 20 ft
35-233A.9(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.	35-84A.9(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.	Table 17.10.030 IS Interior Side: 10 ft Street Side: 20 ft 17.10.030(B): The minimum building setback from an R district boundary or lot developed solely with residential uses is 50 ft .
35-233A.9(3): Rear: a) Ten (10) feet .	35-84A.9(3): Rear: a) Ten (10) feet .	Table 17.10.030: Development Standards – Industrial Districts IS Rear: 10 ft

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b) For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet .	b) On corner lots, the side yard along the street shall conform to the front yard provisions of this district.	Street Side: 20 ft 17.10.030(B): The minimum building setback from an R district boundary or lot developed solely with residential uses is 50 ft .
<i>Height Limit</i>		
35-233A.10: No building or structure shall exceed a height of thirty-five (35) feet .	35-84A.10: No building or structure shall exceed a height of thirty-five (35) feet .	Table 17.10.030 IS: 35 ft, up to 45 ft with a CUP
<i>Landscaping/ Screening</i>		
35-233A.12(1): Not less than ten (10) percent of the net lot area shall be landscaped.	35-84A.12(1): Not less than ten (10) percent of the net lot area shall be landscaped.	Table 17.10.030: IS: Minimum Landscaping : 10% of site area
35-233A.12(3): All front property lines shall be landscaped with a minimum of a ten-foot wide planted area.	35-84A.12(3): All front property lines shall be landscaped with a minimum of a ten-foot wide planted area.	17.35.030(A): All required front and street-facing side setbacks, except walks and driveways, must be landscaped. [Based on front setback of 20 ft above, this means, 20 ft.]
35-233A.12(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.	35-84A.12(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.	Tables 17.15.140(A)-(B): 10 ft. buffer required. 3 ft. screening wal within the front setback, 6 ft. otherwise. Only required when abutting an R District
35-233A.12(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.	35-84A.12(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.	17.25.100 Outdoor Storage B. Screening and Setbacks. Storage areas visible from public streets that are not separated from the street by intervening building(s) must be screened. 1. Screening Walls. Screening walls and fences must be high enough to sufficiently screen stored material. Fences and walls must not exceed the maximum allowable fence heights unless allowed pursuant to Administrative Use Permit approval. 2. Setback. A setback must be provided for outdoor stored material at the ratio of 1:1 from all lot lines equal to the total height of stored material above required screen wall.
Sec. 35-234 M-1: Light Industry	Sec. 35-85 M-1: Light Industry	Chapter 17.10: Industrial Districts IG General Industrial; CG General Commercial
<i>Performance Standards</i>		
35-234.7(1): The volume of sound measured during calm air conditions, generated by any use on the property shall not exceed, seventy-five (75) dBL 10 at any point along the property boundary upon which such use is located. However, in no case shall the volume of sound exceed sixty-five (65) dBL dn at the location of any nearby noise sensitive uses, as defined in the County Noise Element.	35-85.7(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.	Section 17.40.080 Noise
<i>Minimum Lot Size</i>		
35-234.8: None.	35-85.8: None.	Table 17.10.030 IG: Minimum Lot Area 10,000 sq. ft Table 17.08.030 CG: Minimum Lot Area: 5,000 sq. ft.
<i>Setbacks for Buildings and Structures</i>		
35-234.9(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.	35-85.9(1): Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of the street.	Table 17.10.030 IG: Front: 20 ft. Table 17.08.030 CG: Front: 10 ft.
35-234.9(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.	35-85.9(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.	Table 17.10.030 IG Interior Side: 10 ft Street Side: 20 ft 17.10.030(B) (for IS and IG): 50 ft. from R district or lot line of a lot developed solely with residential uses. CG Table 17.08.030 Interior Side: None Street Side: 5 ft. 17.08.030(C): 25 ft. from R district or lot developed solely with residential uses.

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35-234.9(3): Rear: a) Ten (10) feet. b) For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.	35-85.9(3): Rear: a) Ten (10) feet. b) For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.	Table 17.10.030 IG: Rear: 10 ft. 17.10.030(B) (for IS and IG): 50 ft. from R district or lot line of a lot developed solely with residential uses. Table 17.08.030 CG: Rear: 25 ft.
<i>Coverage</i>		
35-234.10: Not more than fifty (50) percent of the net area of the property shall be covered by buildings and structures.	35-85.10: Not more than fifty (50) percent of the net area of the property shall be occupied by buildings and structures.	Table 17.10.030 IG: 50% Table 17.08.030 CG: 40%
<i>Height Limit</i>		
35-234.11: No building or structure shall exceed a height of forty-five (45) feet.	35-85.11: No building or structure shall exceed a height of forty-five (45) feet.	Table 17.10.030: IG: 35 ft, up to 45 ft with a CUP Table 17.08.030 CG: 35 ft. 17.08.030(H): Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet. From these points, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
<i>Landscaping/Screening</i>		
35-234.13(1): Not less than ten (10) percent of the net lot area shall be landscaped.	35-85.13(1): Not less than ten (10) percent of the net lot area shall be landscaped.	Table 17.10.030: IG: Minimum Landscaping : 10% of site area Table 17.08.030: CG: Minimum Landscaping : 10% of site area
35-234.13(3): 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.	35-85.13(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.	17.35.030(A): All required front and street-facing side setbacks , except walks and driveways, must be landscaped (universal)
35-234.13(4): 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.	35-85.13(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.	Compare to Tables 17.25.140(A)-(B): Landscape buffer and wall requirements vary.
35-85.13(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 five (5) feet to the street right-of-way. 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.	35-85.13(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. 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.	17.25.100 Outdoor Storage B. Screening and Setbacks. Storage areas visible from public streets that are not separated from the street by intervening building(s) must be screened. 1. Screening Walls. Screening walls and fences must be high enough to sufficiently screen stored material. Fences and walls must not exceed the maximum allowable fence heights unless allowed pursuant to Administrative Use Permit approval. 2. Setback. A setback must be provided for outdoor stored material at the ratio of 1:1 from all lot lines equal to the total height of stored material above required screen wall.
<i>Public and Quasi-Public District</i>		
Sec. 35-238 PU/ Public Works, Utilities, and Private Service Facilities	Sec. 35-88 PU/ Public Works, Utilities, and Private Service Facilities	Chapter 17.11 Public and Quasi-Public District PQ Public and Quasi-Public
35-238.4(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, water package plants or other similar facilities, proposed to serve 200 or more connections.	35-88.4(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.	Not Included
35-238.4(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.	35-88.4(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.	Not Included
<i>Noise</i>		
35-238.5(2): The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles,	35-88.5(2): The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles,	Section 17.40.080 Noise

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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.	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.	
<i>Site Area</i>		
35-238.6: None	35-88.6: None	Table 17.11.030 Minimum Site Area: 10,000 sq. ft.
<i>Front Setback</i>		
35-238.7(1): Front: Fifty (50) feet to the centerline and twenty (20) feet to the right-of-way line of the street.	35-88.7(1): Front: Fifty (50) feet to the centerline and twenty (20) feet to the right-of-way line of the street.	Table 17.11.030 Front: 20 ft.
<i>Side Setback</i>		
35-238.7(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.	35-88.7(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.	Table 17.11.030 PQ: Interior Side: 10 ft Street Side: 10 ft 17.11.030(A): Where a Public and Quasi-Public District adjoins an interior lot line in an R District or of a lot developed solely with residential uses, the following standards apply: 2. The minimum building setback from an R District boundary or lot line of a lot developed solely with residential uses is 25 feet.
<i>Rear Setback</i>		
35-238.7(3): Rear: a. Ten (10) feet. b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.	35-88.7(3): Rear: a. Ten (10) feet. b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.	Table 17.11.030 PQ: Rear: 10 ft. 17.11.030(A): Where a Public and Quasi-Public District adjoins an interior lot line in an R District or of a lot developed solely with residential uses, the following standards apply: 2. The minimum building setback from an R District boundary or lot line of a lot developed solely with residential uses is 25 feet.
<i>Height</i>		
35-238.8: No building or structure shall exceed a height of forty-five (45) feet.	35-88.8: No building or structure shall exceed a height of forty-five (45) feet.	Table 17.11.030 PQ: 35 ft 17.11.030(A): Where a Public and Quasi-Public District adjoins an interior lot line in an R District or of a lot developed solely with residential uses, the following standards apply: 1. Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
<i>Landscaping</i>		
35-238.10: 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.	35-88.10: 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.	17.35.030(A): All required front and street-facing side setbacks, except walks and driveways, must be landscaped
<i>Underground Gas Storage</i>		
Not included.	35-88.11: 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. 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.	Not included.
Open Space Districts		
Sec. 35-239 REC/ Recreation	Sec. 35-89 REC/ Recreation	Chapter 17.12 Open Space and Agricultural Districts OSPR Open Space – Passive Recreation, OSAR Open Space-Active Recreation
<i>Findings for Rezoning</i>		
35-239.3(4): The property contains not less than one acre.	35-89.3(6): The property contains not less than one acre.	Not included.
<i>Development Standards</i>		

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
Not included.	35-89.8(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...	Not included.
35-239.8(1): 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.	35-89.8(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.	Not included.
<i>Minimum Lot Size</i>		
35-239.9: One (1) acre	35-89.9: One (1) acre	Table 17.12.030 Minimum Site Area OSPR: N/A OSAR: N/A
<i>Setbacks</i>		
35-239.10: 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: Ten (10) feet from the side or rear property lines , except that: Twenty-five (25) feet from the boundaries of a residentially zoned lot. 3. Interior Lots: Ten (10) feet from all property lines.	Sec. 35-89.10(1): Ten (10) feet from any property line.	Table 17.12.030 Front: OSPR: 10 ft OSAR: 10 ft Interior Side: OSPR: 10 ft OSAR: 10 ft Street Side: OSPR: 10 ft OSAR: 10 ft Rear: OSPR: 10 ft OSAR: 10 ft 17.12.030: A. Required Setbacks. Lots that contain one gross acre or less are subject to the setback regulations of the RS Single-Family Residential District. B. Transitional Standards. The minimum building setback from any R District boundary or lot developed solely with residential uses is 25 feet.
<i>Coverage</i>		
35-239.11: Not to exceed twenty (20) percent of the total net area of the property shall be covered by buildings or structures.	35-89.11: Not to exceed ten (10) percent of the total net area of the property shall be covered by buildings or structures.	Table 17.12.030 OSPR: 5% OSAR: 20%
<i>Height</i>		
35-239.12: No building or structure shall exceed a height of twenty-five (25) feet.	35-89.12: No building or structure shall exceed a height of twenty-five (25) feet.	Table 17.12.030: OSPR: 14 ft OSAR: 25 ft
Sec. 35-140 RES/ Resource Management	Sec. 35-90 RES/ Resource Management	
<i>Purpose and Intent</i>		
35-240.1: 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. Valleys surrounded by slopes exceeding 40 percent 3. Isolated table land surrounded by slopes exceeding 40 percent.	35-90.1: 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.	Not Included
<i>Permitted Uses</i>		
35-240.3: 1. One single family dwelling per legal lot. 2. One guest house subject to the provisions of Sec. 35-268. (General Regulations).	35-90.3: 1. One single family dwelling per legal lot. 2. One guest house subject to the provisions of Sec. 35-120. (General Regulations).	Caretaker Unit is a permitted use in OSAR per Table 17.12.020.
<i>Uses with a Major CUP</i>		
35-240.4(7): New cultivated agriculture, vineyard or orchard use, without documented evidence showing that it is a legal conforming or legal non-conforming use within the previous ten year historic period.	Not included.	Not Included

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Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
<i>Uses with a Minor CUP</i>		
35-240.5(2): New or expanded areas of cultivated agriculture, vineyard, or orchard use which is document to show evidence of historic legal conforming or legal non-conforming use within the previous ten year historic period.	Not included.	Not Included
<i>Minimum Lot Size</i>		
35-240.8: Zoning Symbol Min. Lot Size (acres) RES-40 40 RES-100 100 RES-300 320	35-90.7: Zoning Symbol Min. Lot Size (acres) RES-40 40 RES-100 100 RES-300 320	Table 17.10.030: Minimum Site Area OSPR: N/A OSAR: N/A
<i>Setbacks</i>		
35-240.9: 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.	35-90.8: 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.	Table 17.12.030 Front: OSPR: 10 ft OSAR: 10 ft Interior Side: OSPR: 10 ft OSAR: 10 ft Street Side: OSPR: 10 ft OSAR: 10 ft Rear: OSPR: 10 ft OSAR: 10 ft 17.12.030: A. Required Setbacks. Lots that contain one gross acre or less are subject to the setback regulations of the RS Single-Family Residential District. B. Transitional Standards. The minimum building setback from any R District boundary or lot developed solely with residential uses is 25 feet.
<i>Height</i>		
35-240.10: No building or structure shall exceed a height of twenty-five (25) feet.	35-90.9: No building or structure shall exceed a height of twenty-five (25) feet.	Table 17.12.030 OSPR: 14 ft OSAR: 25 ft
<i>Minimum Distance between Buildings</i>		
Five (5) feet. Not included.	Not included. Sec. 35-93 TC/ Transportation Corridor	Not Included. Not included.
	Uses with a Minor CUP 35-93.5(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).	
	Setbacks 35-93.7: 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.	
	Height 35-93.8: 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.	
Division 5 - Overlays		
Not included.	Sec. 35-94 SD/ Site Design Overlay District	Not included.
	No numeric standards.	

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
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Sec. 35-246 D/Design Control	Sec. 35-98 D/Design Control	Not included.
35-246-4: No Board of Architectural Review is required for the following: 4. Fences six (6) feet or less in height.	Not included.	17.56.020(B): Design Review Board, Applicability and Review Authority, Administrative Design Review. The Zoning Administrator or their designee will review and approve, approve with conditions, or deny, the following projects except where part of a larger development project pursuant to Subsection (A), above, in which case the Design Review Board shall conduct design review: ... 4. Fences or walls six feet or less in height and gateposts of eight feet or less in height that are visible from a public street;
Sec. 35-247 F/Airport Approach	Sec. 35-100 F/Airport Approach	Chapter 17.17: AE Airport Environs
35-247.2: ...No permits for projects determined by the County to be inconsistent or potentially inconsistent with the provisions of this overlay district shall be approved or recommended for approval until the ALUC has reviewed the application and made its determination of the project's consistency with the ALUP; however, the failure of the ALUC to render such determination within sixty (60) days of the referral shall be construed as a finding that the proposed development is consistent with the ALUP 35-247.2: ...In the case of discretionary permits approved by the Planning Commission and/or Board of Supervisors, as well as both discretionary and ministerial permits heard by either body on appeal, the project may be approved by a majority vote of the total membership of the Commission and/or Board accompanied by findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670. 35-247.2: ...Any finding by the ALUC that the proposed action is not consistent with the ALUP, including recommended project modifications and/or conditions deemed necessary by the ALUC to ensure consistency of a project with the ALUP, may be overridden only by a two-thirds vote of the total membership of the Board of Supervisors accompanied by findings, based upon substantial evidence in the public record, that the proposed action is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.	35-100.2: ...No permits for projects determined by the County to be inconsistent or potentially inconsistent with the provisions of this overlay district shall be approved or recommended for approval until the ALUC has reviewed the application and made its determination of the project's consistency with the ALUP; however, the failure of the ALUC to render such determination within sixty (60) days of the referral shall be construed as a finding that the proposed development is consistent with the ALUP 35-100.2: ...In the case of discretionary permits approved by the Planning Commission and/or Board of Supervisors, as well as both discretionary and ministerial permits heard by either body on appeal, the project may be approved by a majority vote of the total membership of the Commission and/or Board accompanied by findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670. 35-100.2: ...Any finding by the ALUC that the proposed action is not consistent with the ALUP, including recommended project modifications and/or conditions deemed necessary by the ALUC to ensure consistency of a project with the ALUP, may be overridden only by a two-thirds vote of the total membership of the Board of Supervisors accompanied by findings, based upon substantial evidence in the public record, that the proposed action is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.	17.17.030 Consultation Required The City of Goleta must consult with staff of the Airport Land Use Commission (ALUC) and the Santa Barbara Airport Department for development projects within the clear or approach zones as defined in the Santa Barbara County Airport Land Use Plan (ALUP), as well as any development proposed within the 60 dBA CNEL noise exposure contour as depicted on the Noise contour map in the most recent ALUC-adopted ALUP. 17.17.040 Use Restrictions B. Airport Clear Zones. The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670. 17.17.040 Use Restrictions C. Airport Approach Zones. The following uses are not permitted within the Airport Approach Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.
35-247.3(3): For the purpose of these overlay district regulations, the Airport Clear and Approach Zones for any given runway form a continuous horizontal plane surface adjacent to the end of the runway. It must be noted that the ends of runways lie two hundred feet within the ends of a "primary surface" as defined in Part 77.25(c) of the Federal Aviation Regulations (FAR)...	Sec. 35-100.3(3): For the purpose of these overlay district regulations, the Airport Clear and Approach Zones for any given runway form a continuous horizontal plane surface adjacent to the end of the runway. (It must be noted that the ends of runways lie two hundred feet within the ends of a "primary surface" as defined in Part 77.25(c) of the Federal Aviation Regulations (FAR).)...	Not included in the text. Shown on Overlay Map.
35-247.3(3): Airport Clear and Approach Zones Dimensions (in feet): Runway W1 W2 DI D2 7 940 4,000 2,700 10,200 25 940 4,000 1,900 10,200 15-33 460 1,500 1,200 5,200	Sec. 35-100.3(3): Airport Clear and Approach Zones Dimensions (in feet): Runway W1 W2 DI D2 7 940 4,000 2,700 10,200 25 940 4,000 1,900 10,200 15-33 460 1,500 1,200 5,200	Not included in the text. Shown on Overlay Map.
35-274.4(2)(a): The following uses are not permitted within the Airport Clear Zones: iii. Any use which may result in a long or short term concentration of people greater than the ALUC's review threshold of twenty-five (25) persons per gross acre , unless such use is found consistent with the Airport Land Use Plan by the Santa Barbara County ALUC or is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.	35-100.4(2)(a): The following uses are not permitted within the Airport Clear Zones: iii. Any use which may result in a long or short term concentration of people greater than the ALUC's review threshold of twenty-five (25) persons per gross acre , unless such use is found consistent with the Airport Land Use Plan by the Santa Barbara County ALUC or is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.	17.17.040 Use Restrictions B. Airport Clear Zones. The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670. 3. Any use which may result in a concentration of people greater than the ALUC's review threshold of 25 persons per gross acre .
35-274.4(2)(b): The following are examples of uses permitted within the Airport Clear Zones, subject to the general exclusions contained in Sec. 35-247.4.1 : xiv. Any other use which the ALUC finds consistent with the Santa Barbara County Airport Land Use Plan or which is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings , based upon	35-100.4(2)(b): The following are examples of uses permitted within the Airport Clear Zones, subject to the general exclusions contained in Sec. 35-100.4.1 : xiv. Any other use which the ALUC finds consistent with the Santa Barbara County Airport Land Use Plan or which is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings , based upon	17.17.040 Use Restrictions B. Airport Clear Zones. The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.

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Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance																
substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.	substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670.																	
<p>35-274.4(3): Airport Approach Zones The following uses generally are not permitted within one mile of the runway end in the Airport Approach Zones, unless found consistent with the ALUP by the ALUC or approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670:</p> <p>a. Residential development: except for reconstruction, alterations, construction of new single-family homes on existing legal lots, and single-family residential land divisions representing a density less than or equal to four units per gross acre;</p> <p>b. Nonresidential development which would result in large concentrations of people (over the ALUC's review threshold of twenty-five (25) persons per gross acre), including but not limited to schools, office buildings, shopping centers, hospitals, and stadiums.</p>	<p>35-100.4(3): Airport Approach Zones The following uses generally are not permitted within one mile of the runway end in the Airport Approach Zones, unless found consistent with the ALUP by the ALUC or approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code Sec. 21670:</p> <p>a. Residential development: except for reconstruction, alterations, construction of new single-family homes on existing legal lots, and single-family residential land divisions representing a density less than or equal to four units per gross acre;</p> <p>b. Nonresidential development which would result in large concentrations of people (over the ALUC's review threshold of twenty-five (25) persons per gross acre), including but not limited to schools, office buildings, shopping centers, hospitals, and stadiums.</p>	<p>17.17.040 Use Restrictions C. Airport Approach Zones. The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.</p> <p>1. Residential development except new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.</p> <p>2. Any use which may result in a concentration of people greater than the ALUC's review threshold of 25 persons per gross acre.</p>																
<p>35-247.5(1): Within both the Airport Clear Zones and the Airport Approach Zones, the highest point of any structure or improvement (including vegetation) above the elevation of the respective runway end shall not exceed one vertical foot per the following number of feet of horizontal distance between the structure or improvement and the runway end:</p> <table border="1"> <tr> <td>Runway</td> <td>Horizontal Factor (feet)</td> </tr> <tr> <td>7</td> <td>50</td> </tr> <tr> <td>25</td> <td>34</td> </tr> <tr> <td>15-33</td> <td>20</td> </tr> </table> <p>However, this Section shall not prevent the erection or maintenance of a structure or improvement not exceeding fifteen (15) feet in height above the elevation of the runway end.</p>	Runway	Horizontal Factor (feet)	7	50	25	34	15-33	20	<p>35-100.5(1): Within both the Airport Clear Zones and the Airport Approach Zones, the highest point of any structure or improvement (including vegetation) above the elevation of the respective runway end shall not exceed one vertical foot per the following number of feet of horizontal distance between the structure or improvement and the runway end:</p> <table border="1"> <tr> <td>Runway</td> <td>Horizontal Factor (feet)</td> </tr> <tr> <td>7</td> <td>50</td> </tr> <tr> <td>25</td> <td>34</td> </tr> <tr> <td>15-33</td> <td>20</td> </tr> </table> <p>However, this Section shall not prevent the erection or maintenance of a structure or improvement not exceeding fifteen (15) feet in height above the elevation of the runway end.</p>	Runway	Horizontal Factor (feet)	7	50	25	34	15-33	20	<p>17.17.060 Regulations for Airspace Protection A. Height Limitations. The criteria for determining the acceptability of a project with respect to height must be based upon the standards set forth in Title 14 of the Code of Federal Regulations (CFR) Part 77, Subpart C, Objects Affecting Navigable Airspace (14 CFR 77C). Additionally, where an FAA aeronautical study of a proposed object is required in accordance with 14 CFR 77C, the results of that study must be taken into account by the decision-maker.</p> <p>1. Maximum Height.</p> <p>a. Except as provided below, no object, including a mobile or temporary object, such as a construction crane, can have a height that would result in penetration of any obstruction surface depicted in the applicable Airport Land Use Plan.</p> <p>b. Within the primary surface and beneath the approach or transitional surfaces, objects must be limited in height consistent with the airspace protection surfaces defined by 14CFR 77.</p> <p>2. Exception. Outside the primary surface and the approach or transitional surfaces, no object, by virtue of the – AE Overlay District provisions, must be limited to a height of less than 35 feet above the ground even if the object would penetrate a 14 CFR 77 surface, and thus constitute an obstruction.</p>
Runway	Horizontal Factor (feet)																	
7	50																	
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<p>35-247.5(2): Within the ALUC Planning Boundary shown on the maps of the adopted ALUP, which includes but extends beyond the Clear and Approach Zones, all applications for proposed structures or improvements (including vegetation) exceeding a certain height shall be referred to the ALUC for review and possible subsequent referral to the Federal Aviation Administration (FAA) and the affected airport operator for an assessment of potential airspace obstruction. This referral shall be made for all proposed structures or improvements (including vegetation) having a maximum height above site grade exceeding the lesser of:</p> <p>a. one (1) vertical foot for each one hundred (100) horizontal feet from the nearest point of the nearest airport runway or helispot, or</p> <p>b. forty-five (45) feet.</p>	<p>35-100.5(2): Within the ALUC Planning Boundary shown on the maps of the adopted ALUP, which includes but extends beyond the Clear and Approach Zones, all applications for proposed structures or improvements (including vegetation) exceeding a certain height shall be referred to the ALUC for review and possible subsequent referral to the Federal Aviation Administration (FAA) and the affected airport operator for an assessment of potential airspace obstruction. This referral shall be made for all proposed structures or improvements (including vegetation) having a maximum height above site grade exceeding the lesser of:</p> <p>a. one (1) vertical foot for each one hundred (100) horizontal feet from the nearest point of the nearest airport runway or helispot, or</p> <p>b. forty-five (45) feet.</p>	<p>17.17.060 Regulations for Airspace Protection B. FAA Notification. Any person proposing construction or alteration within the AE Overlay District must submit notification of the proposal to the FAA if such construction or alteration exceeds one of the following height standards:</p> <p>1. 200 feet above ground level.</p> <p>2. The plane of an imaginary surface extending outward and upward at a slope of 100 to one for a distance of 20,000 feet from the nearest point of any runway.</p>																
<p>35-247.6(1): New residential uses, and the conversion of existing structures to residential condominiums, community apartments, stock cooperatives, limited equity cooperatives, dormitories, or other residential uses, on property subject to these F Overlay District Regulations, shall be approved only with conditions such that:</p> <p>a) All unit(s) and associated structures and areas exposed to airport noise levels of 65 dB LDN (or CNEL) or greater shall be subject to an aviation/noise easement or easements, which shall be of a form and content approved by the County in consultation with the affected airport operator;</p> <p>b) Any prospective buyer, lessee, or renter shall be notified in writing, prior to entering any sale: lease, or rent contract, if any exterior living areas associated with the unit(s) for sale, lease, or rent are exposed to airport noise levels of 65 dB LDN (or CNEL) or greater;</p> <p>c) The State Department of Real Estate's Public Report (for any subdivision, condominium project, etc.) shall disclose whether any units are within a 65+ dB</p>	<p>35-100.6(1): New residential uses, and the conversion of existing structures to residential condominiums, community apartments, stock cooperatives, limited equity cooperatives, dormitories, or other residential uses, on property subject to these F Overlay District Regulations, shall be approved only with conditions such that:</p> <p>a) All unit(s) and associated structures and areas exposed to airport noise levels of 65 dB LDN (or CNEL) or greater shall be subject to an aviation/noise easement or easements, which shall be of a form and content approved by the County in consultation with the affected airport operator;</p> <p>b) Any prospective buyer, lessee, or renter shall be notified in writing, prior to entering any sale: lease, or rent contract, if any exterior living areas associated with the unit(s) for sale, lease, or rent are exposed to airport noise levels of 65 dB LDN (or CNEL) or greater; The State Department of Real Estate's Public Report (for any subdivision, condominium project, etc.) shall disclose whether any units</p>	<p>17.17.050 Residential Interior Noise-Level Reduction New residential development exposed to CNEL above 60 CNEL is subject to an acoustical analysis showing that all structures have been designed to limit interior noise levels in any habitable room to 45 CNEL.</p>																

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Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
LDN (or CNEL) airport noise exposure area, and shall refer to any aviation/noise easement(s) affecting the unit(s).	are within a 65+ dB LDN (or CNEL) airport noise exposure area, and shall refer to any aviation/noise easement(s) affecting the unit(s).	
35-247.6(2): Any use located within any Clear Zone which involves the storage of more than ten (10) gallons of flammable liquids or hazardous materials shall, prior to the issuance of a Land Use Permit, be reviewed by the Fire Department(s) providing inspection and/or emergency response service to the site. No Land Use Permit(s) shall be issued unless and until the potential hazards associated with the storage of such materials are mitigated to the reasonable satisfaction of said Fire Department(s).	35-100.6(2): Any use located within any Clear Zone which involves the storage of more than ten (10) gallons of flammable liquids or hazardous materials shall, prior to the issuance of a Land Use Permit, be reviewed by the Fire Department(s) providing inspection and/or emergency response service to the site. No Land Use Permit(s) shall be issued unless and until the potential hazards associated with the storage of such materials are mitigated to the reasonable satisfaction of said Fire Department(s).	17.17.040 Use Restrictions B. Airport Clear Zones. The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670. 2. Hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials.
Sec. 35-249 HWMF/ Hazardous Waste Management Facility	Sec. 35-102D HWMF/ Hazardous Waste Management Facility	Not included.
Superseded by City adopted General Plan	Superseded by City adopted General Plan	
Sec. 35-250 MIX-GOL/ Mixed Use – Goleta	Not included.	Not Included.
No numeric standards.		
Sec. 35-250A AH/ Affordable Housing	Sec. 35-102C AH/ Affordable Housing	Chapter 17.18 – AHO Affordable Housing Overlay District
Superseded by City adopted General Plan	Superseded by City adopted General Plan	
Sec. 35-250B ESH (-Gol)/ Environmental Sensitive Habitat Area (-Goleta)	Sec. 35-97 ESH (-Gol)/ Environmental Sensitive Habitat Area (-Goleta)	Chapter 17.31 Environmental Sensitive Habitat Areas
Not included.	35-97.3: If a newly documented environmentally sensitive habitat area, which is not included in the ESH Overlay District, is identified by the County on a lot or lots during application review, the provisions of Secs. 35-97.7. - 35-97.19. shall apply. The County will periodically update the application of the ESH Overlay District to incorporate these new habitat areas (including the 250 foot area around the habitat).	Not included.
35-250B.4(1): In addition to the application requirement of the base zone district, application for a land use permit for any development in the ESH-GOL Overlay District shall include: c. ...For areas of one acre or larger in size which potentially contain ESH-GOL habitats and which are proposed for disturbance, P&D may require a 1 inch to 100 foot scale color recent aerial photograph to assist in determining the extent of which project impacts within the boundaries of the parcel...	Not included.	17.31.030 Application Requirements Each development application for a project within or adjacent to an ESHA must include a complete description of the proposed project, site plan, grading plan, and any reports required by the Department, such as biological, geological, or other environmental reports, or a wetland delineation, consistent with applicable law. The Zoning Administrator may require additional reports or peer review of submitted reports to ensure adequacy. The costs of securing such reports or any required peer review are the applicant's responsibility. ... C. Scale of Plans. The site plan and grading plan must be of a scale and contour interval to adequately depict the proposed work and delineate environmental features on the site.
35-250B.4(2): For development proposed within areas zoned with the ESH-GOL Overlay, in addition to the applicable requirements of the base zone district and Division 10 of this Article, a land use permit shall be required for the following: a. The removal of vegetation over an area greater than 5,000 square feet. b. The removal of a significant amount of vegetation along 50 lineal feet of creekbank. c. The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat on a parcel, would total an area greater than 5,000 square feet or longer than 50 lineal feet along a creekbank. d. Grading in excess of 50 cubic yards of cut or fill. e. The removal of any native trees greater than 6 inches in diameter measured 4 feet above existing grade or more than 6 feet in height or non native trees which are used as a habitat by the Monarch Butterflies for roosting or by nesting raptors, unless P&D makes one of the following findings...	Not included.	17.31.020 Applicability This Chapter applies to land use and development that would have an effect on ESHAs.
35-250B.4(3): Where a significant amount of vegetation is proposed to be removed within an area zoned with the ESH-GOL overlay which exceeds 1 acre in size or 500 linear feet of creekbank, or which grading would exceed 1500 cubic yards of cut or fill, a minor conditional use permit shall be required.		17.31.020 Applicability This Chapter applies to land use and development that would have an effect on ESHAs.
Not included.	35-97.9(4): ... buffer strip, a minimum of 100 feet in width, shall be maintained in natural condition along the periphery of all wetlands. No permanent structures shall be permitted within the wetland or buffer area except structures of a minor nature, i.e., fences, or structures necessary to support the uses in paragraph 5 of this Section, below. The upland limit of a wetland shall be defined as:	17.31.080(B) Protection of Wetlands in the Coastal Zone, Buffer A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland must be required as a condition of approval. Generally, the required buffer must be 100 feet in width, but in no case may wetland buffers be less than 50 feet in width. In establishing the buffer size, the approving authority must take into consideration the type and size of the development; the sensitivity of the wetland resources to detrimental edge-effects of the development to the resources; natural features such as topography, the functions

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	c. In the case of wetlands without vegetation or soils, the boundary between land that is flooded or saturated at some time during years of normal precipitation and land that is not. Where feasible, the outer boundary of the wetland buffer zone should be established at prominent and essentially permanent topographic or manmade features (such as bluffs, roads, etc.). In no case, however, shall such a boundary be closer than 100 feet from the upland extent of the wetland area , nor provide for a lesser degree of environmental protection than that otherwise required by the plan. The boundary definition shall not be construed to prohibit public trails within 100 feet of a wetland.	and values of the wetland; and the need for upland transitional habitat. A 100-foot minimum buffer area cannot be reduced in width by the approving authority when it serves the functions and values of slowing and absorbing flood waters for flood and erosion control, sediment filtration, water purification, and groundwater recharge. The buffer area must serve as transitional habitat with native vegetation, and must provide physical barriers to human intrusion. 17.31.090(B) Protection of Wetlands Outside the Coastal Zone, Buffer A wetland buffer of a sufficient size to ensure the biological integrity and preservation of the wetland is required as a condition of approval. A wetland buffer must be no less than 50 feet in width . In establishing the buffer size, the approving authority must take into consideration the type and size of the development, the sensitivity of the wetland resources to detrimental edge-effects of the development to the resources, natural features such as topography, the functions and values of the wetland, and the need for upland transitional habitat. The buffer area must serve as transitional habitat with native vegetation and must provide physical barriers to human intrusion.
Not included.	35-97.12(2): Adjacent development shall be set back a minimum of 50 feet from the trees.	17.31.170(B) Protection of Monarch Butterfly, Buffer Required: A buffer of a sufficient size to ensure the biological integrity and preservation of the monarch butterfly habitat, including aggregation sites and the surrounding grove of trees, will be required. Buffers must not be less than 100 feet in width around existing and historic roost sites , as measured from the outer extent of the tree canopy. The buffer area must serve as transitional habitat with native vegetation and must provide physical barriers to human intrusion. The buffer may be reduced to 50 feet in width in circumstances where the trees contribute to the habitat but are not considered likely to function as an aggregation site, such as along narrow windrows. Grading and other activities that could alter the surface hydrology that sustains the groves of trees are prohibited within or adjacent to the buffer area.
Not included.	35-97.19(1): The minimum buffer strip for streams in rural areas, as defined by the Coastal Land Use Plan, shall be presumptively 100 feet , and for streams in urban areas, 50 feet . These minimum buffers may be adjusted upward or downward on a case-by-case basis.	17.31.070(A)(1) Streamside Protection Areas, Purpose and Applicability: 1. The SPA [Streamside Protection Area] upland buffer must be 100 feet outward on both sides of the creek measured from the top of the bank or the outer limit of wetlands and/or riparian vegetation, whichever is greater. The review authority may increase or decrease the width of the SPA upland buffer on a case-by-case basis at the time of environmental review. The review authority may allow portions of the SPA upland buffer to be less than 100 feet wide, but not less than 25 feet wide , based on a site-specific assessment if (1) there is no feasible alternative siting for development that will avoid the SPA upland buffer; and (2) the project's impacts will not have significant adverse effects on streamside vegetation or the biotic quality of the stream.
Sec. 35-250C RC-GOL/ Riparian Corridor Goleta	Not Included.	Chapter 17.31 Environmentally Sensitive Habitat Areas
Sec. 35-250D FA/ Flood Hazard Area	Sec. 35-95 FA/ Flood Hazard Area	Chapter 17.32 Floodplain Management
No numeric standards.	No numeric standards.	
Sec. 35-250E HC/ Highway 101 Corridor	Not included.	Not included.
35-250E.5(9): Within 100-feet of riparian habitat , wetlands or oak woodlands, landscaping shall consist only of native plants which area indigenous to the south coast of Santa Barbara County...		Chapter 17.31 Environmentally Sensitive Habitat Areas
Sec. 35-250F HO/ Hotel	Not included.	Not included as on overlay.
35-250F(3): Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the General Plan and base zone district, subject to any modifications that may be granted pursuant to the General Plan and/or Development Plan approval. 1. The recommended standard for FAR for hotel uses within the HO Overlay District shall be 0.50 . This recommended standard may be revised by resolution of the decision making body for a specific project based upon a finding of good cause.		17.08.030(A) Additional Height and Lot Coverage for Hotels. In the Visitor-Serving Commercial District, the following adjustments to the development standards are allowed by right for hotel buildings: 1. The maximum allowable structure height may increase to 65 feet ; and 2. The maximum lot coverage ratio may increase to 50 percent .
35-250F(3): Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the General Plan and base zone district, subject to any modifications that may be granted pursuant to the General Plan and/or Development Plan approval. 2. There may be a percentage of joint use of parking spaces. In this regard, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use. The intent is to provide for		Table 17.39.040(A)(2) Required On-Site Parking Spaces, Single-Use Development Hotels and Motels; Time Share Uses 1 space per guest room, plus 2 spaces adjacent to registration office . Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use. 17.39.050 Parking Reductions The number of on-site parking spaces required by § 17.39.040, Required Parking Spaces, may be reduced as follows.

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possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities...		D. Shared Parking. Where shared parking serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50 percent with Planning Commission approval of a Conditional Use Permit, if the Commission finds that:
Sec. 35-250G H/ Hospital	Not included.	Chapter 17.19 –H Hospital Overlay District
Sec. 35-250G(3)(a): The maximum recommended FAR set forth in Table 2-3 is increased from 0.4 to 0.8 for hospital buildings and to 0.5 for medical office buildings. The portions of garage structures devoted to vehicular parking and circulation shall not be included in the calculation of the FAR.		Not included.
Sec. 35-250G(3)(b): The maximum recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.		17.19.040 Additional Height The maximum allowable structure height may be increased to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided that no building exceeds three stories in height and the height is the minimum height necessary to comply with applicable State hospital construction standards and/or technical requirements.
35-250G(3)(c): The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.		17.19.050 Lot Coverage The maximum lot coverage may be increased from 40 percent to 60 percent for hospitals and to 50 percent for medical office buildings.
Not included.	Sec. 35-96 VC/ View Corridor	Chapter 17.27 Coastal Zone Visual Resource Preservation
	35-96.3(3): The Board of Architectural Review shall approve the plans if it finds conformance with the following standards: b-. Building height shall not exceed 15 feet above average finished grades, unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean, in which case the height limitations of the base zone district shall apply.	17.27.040(D) View Preservation, View Protection Development Standards. To minimize impacts and ensure visual compatibility of new development, the following development practices must be used, where applicable: 1. Limitations on the height of structures;
	35-96.3(5): If the applicant is not satisfied with the action of the Board of Architectural Review, the applicant may within 10 days after the action of the Board of Architectural Review appeal in writing to the Planning Commission in accordance with the provisions of Sec. 3 5- 182.2. (Appeals). The Planning Commission shall hold a public hearing on said appeal. If the appeal is granted by the Planning Commission, the Coastal Development Permit shall be issued provided all other requirements of this Article have been met.	17.53.130(C) Common Procedures, Appeals, Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
Not included.	Sec. 35-99 ARC/ Agriculture-Residential Cluster	Not included.
	Does not apply to any land within the City.	
Not included.	Sec. 35-101 ARC-CI/ Agriculture-Residential Cluster-Channel Islands	Not included.
	Does not apply to any land within the City.	
Not included.	Sec. 35-102A SF/ Single Family Restricted	Not included.
	35-102A.3(2): In order for a Coastal Development Permit to be issued for the proposed development, addition, or conversion, the following standards shall be complied with: a. Residential development shall be limited to a maximum of four (4) bedrooms and a maximum of 2,000 square feet of living area per lot. b. An additional parking space shall be required for residential development which results in a total of more than 1,800 square feet of living area	
Not included.	Sec. 35-102B GMO/ Growth Management	Not included.
	No numeric standards included.	
Division 6 - Parking Regulations		
Sec. 35-253.I Definition of Equivalent Facilities. For purposes of this section in instances where a garage serving a residential dwelling is proposed to be converted, provision of equivalent facilities shall mean the provision of a replacement garage containing the same or a greater number of parking spaces as were provided in the existing garage.	Sec. 35-105.I Definition of Equivalent Facilities: For purposes of this section in instances where a garage serving a residential dwelling is proposed to be converted, provision of equivalent facilities shall mean the provision of a replacement garage containing the same or a greater number of parking spaces as were provided in the existing garage.	17.39.030(F): Residential Garage Conversion. The conversion of single-unit residential garages into additional living space for the primary unit or as a second dwelling unit is allowed only if: 1. The residence was constructed before 1960; 2. One off-street parking space will be provided; and 3. The interior garage dimensions are no more than 10 feet wide by 30 feet deep.

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Sec. 35-253.2 Requirements Applicable to Garage Conversions. (A) Notwithstanding the foregoing, conversion of one or more required parking spaces within a garage serving a single-family dwelling to interior living area may be permitted in any R-1, E-1, AG-I-5 and AG-I-10 zone district subject to approval of a Major Use Permit pursuant to the provisions of Section 35-315. Each application shall also be subject to review and approval by the Design Review Board.	Sec. 35-105.2 Requirements Applicable to Garage Conversions. (A): Notwithstanding the foregoing, conversion of one or more required parking spaces within a garage serving a single-family dwelling to interior living area may be permitted in any R-1, E-1, AG-I-5 and AG-I-10 zone district subject to approval of a Major Use Permit pursuant to the provisions of Section 35-315. Each application shall also be subject to review and approval by the Design Review Board.	Not included.
Sec. 35-253.2 Sec. 35-253.2 Requirements Applicable to Garage Conversions. (B.1): In addition to the findings set forth at Section 35-315.8, the Planning Agency shall not approve a Major Use Permit application for a garage conversion unless the following additional findings are made: That the approval will not result in a net loss of parking spaces, including the cumulative number of spaces in garages, driveways, and on-street.	Sec. 35-105.2 Sec. 35-253.2 Requirements Applicable to Garage Conversions. (B.1): In addition to the findings set forth at Section 35-315.8, the Planning Agency shall not approve a Major Use Permit application for a garage conversion unless the following additional findings are made: That the approval will not result in a net loss of parking spaces, including the cumulative number of spaces in garages, driveways, and on-street.	Not included.
Sec. 35-253.2 Sec. 35-253.2 Requirements Applicable to Garage Conversions. (B.3): In addition to the findings set forth at Section 35-315.8, the Planning Agency shall not approve a Major Use Permit application for a garage conversion unless the following additional findings are made: That, if the garage conversion is not in conjunction with the creation of a residential second unit, a deed restriction limiting the use of the property to one dwelling unit will be recorded prior to issuance of a building permit for the conversion.	Sec. 35-105.2 Sec. 35-253.2 Requirements Applicable to Garage Conversions. (B.3): In addition to the findings set forth at Section 35-315.8, the Planning Agency shall not approve a Major Use Permit application for a garage conversion unless the following additional findings are made: That, if the garage conversion is not in conjunction with the creation of a residential second unit, a deed restriction limiting the use of the property to one dwelling unit will be recorded prior to issuance of a building permit for the conversion.	Not included.
Sec. 35-255 Required Number of Spaces: General	Sec. 35-107 Required Number of Spaces: General	
Sec. 35-255.2: For all development (other than single-family residential) which is subject to the requirements of a development plan, the Planning Commission shall determine if there is a need to provide for bicycle parking. If such a need exists, the Planning Commission shall then determine the required number of parking spaces, bike racks, and locking devices that shall be provided.	Sec. 35-107.2: For all development (other than single-family residential) which is subject to the requirements of a development plan, the Planning Commission shall determine if there is a need to provide for bicycle parking. If such a need exists, the Planning Commission shall then determine the required number of parking spaces, bike racks, and locking devices that shall be provided.	Compare to 17.39.080. Standards differ depending on short-term or long-term and by the type of use. Specific standards given for each.
Sec. 35-255.3: For additions to existing developments, the increased parking requirement shall be based on the aggregate total of the floor area and/or number of employees of all existing and proposed buildings or structures on the property.	Sec. 35-107.3: For additions to existing developments, the increased parking requirement shall be based on the aggregate total of the floor area and/or number of employees of all existing and proposed buildings or structures on the property.	Compare to 17.39.020(B): Reconstruction, Expansion, and Change in Use of Existing Non-Residential Buildings. When a change in use, expansion of a use, or expansion of floor area creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, additional on-site parking and loading must be provided for such addition, enlargement, or change in use and not for the entire building or site. The existing parking must be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use , unless the new occupant is in a different use classification than the former occupant. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.
Sec. 35-255.4: For the purposes of this DIVISION, gross floor area shall be the measure of total square footage for a project; however, stairways and open, unenclosed corridors shall be excluded.	Sec. 35-107.4: For the purposes of this DIVISION, gross floor area shall be the measure of total square footage for a project; however, stairways and open, unenclosed corridors shall be excluded.	17.39.040(B)(1) Calculation of Required Spaces, Floor Area: Where an on-site parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area is assumed to be gross floor area, unless otherwise stated.
Sec. 35-255.5: Where the standards require any fractional space, the next larger whole number shall be the number of spaces required.	Sec. 35-107.5: Where the standards require any fractional space, the next larger whole number shall be the number of spaces required. In order to encourage efficient use of commercial parking space and good design practices, the total parking requirement for mixed uses or Conjunctive Uses shall be based on the number of spaces adequate to meet the various needs of the individual uses operating during the Peak Parking Period.	17.03.030 Rules of Measurement, 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.
Sec. 35-255.6: In order to encourage efficient use of commercial parking space and good design practices, the total parking requirement for mixed uses or Conjunctive Uses shall be based on the number of spaces adequate to meet the various needs of the individual uses operating during the Peak Parking Period.		
Sec. 35-256 Required Number of Spaces: Residential.	Sec. 35-018 Required Number of Spaces: Residential.	
Sec. 35-256.1: Single Family and two family dwellings: Two spaces per dwelling unit, except that three spaces shall be required for any dwelling unit containing 3,000 square feet or more of gross floor area , excluding the area within a garage. All required spaces shall be provided within a garage. Sec. 35-256.2 Multiple Dwelling Units: (a): Single bedroom or studio dwelling unit: One space per dwelling unit. (b): Two bedroom dwelling: Two spaces per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces.	Sec. 35-108.1: Single Family and two family dwellings: Two spaces per dwelling unit, except that three spaces shall be required for any dwelling unit containing 3,000 square feet or more of gross floor area , excluding the area within a garage. All required spaces shall be provided within a garage. Sec.35-108.2 Multiple Dwelling Units: (a): Single bedroom or studio dwelling unit: One space per dwelling unit.	Table 17.39.040((A).(2): Single Unit Dwelling: 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. Studio: 1 space per unit One-bedroom: 1.5 spaces per unit. One covered space must be designated for each unit. Two or more bedrooms: 2 spaces per unit. One covered space must be designated for each unit. One additional guest parking space must be provided for every 5 units.

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(c): Three or more bedroom dwellings: Two and one-half (2.5) spaces per dwelling unit, located as required in b), above. (d): Visitor parking: One space per five dwelling units.	(b): Two bedroom dwelling: One covered space plus 0.5 spaces covered or uncovered per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces. (c): Three or more bedroom dwellings: One covered space plus one space covered or uncovered per dwelling unit, located as required in b), above. (d): Visitor parking: One space per five dwelling units.	
Sec. 35-256.3: Guest houses: One space per guest house	Sec.35-108.3: Guest houses: One space per guest house	Table 17.39.040(A)(2): Second Dwelling Unit: 1 space per bedroom, 1 if studio
Sec. 35-256.4: Mobile homes in mobile home parks: Two spaces per site which may be tandem, and one space for every three sites for guest parking	Sec.35-108.4: Mobile homes in mobile home parks: One covered space per site and one space for every three sites for guest parking.	Table 17.39.040(A)(2): Mobile Home Parks: 2 spaces per site which may be in tandem, 1 spaces for every 3 sites for guest parking
Sec. 35-256.5: Fraternities, sororities, dormitories, and boarding and lodging houses One space per four bed spaces and one space per two employees.	Sec.35-108.5: Fraternities, sororities, dormitories, and boarding and lodging houses One space per four bed spaces and one space per two employees.	Table 17.39.040(A)(2): Group Residential: 1 space per unit, plus 1 for every 10 units
Sec. 35-256.6: Retirement and special care homes: One space per guest room and one space per two employees.	Sec.35-108.6: Retirement and special care homes: One space per guest room and one space per two employees.	Table 17.39.040(A).2): Residential Facility, Assisted Living: 1 space per guest room 1 space per 2 employees
Sec. 35-257 Required Number of Spaces: Miscellaneous Non-Residential.	Sec. 35-109 Required Number of Spaces: Miscellaneous Non-Residential.	
Churches, school auditoriums, college, auditoriums, theaters, general auditoriums, stadiums, mortuaries, lodges, halls, and other places of general assembly Sec. 35-257.1(a): with fixed seats: one space per four fixed seats. Sec. 35-257.1(b): without fixed seats: one space per 30 square feet of auditorium floor space.	Churches, school auditoriums, college, auditoriums, theaters, general auditoriums, stadiums, mortuaries, lodges, halls, and other places of general assembly Sec. 35-109.1(a): with fixed seats: one space per four fixed seats. Sec. 35-109.1(b): without fixed seats: one space per 30 square feet of auditorium floor space.	Table 17.39.040(A)(2): Community Assembly: 1 space for each 4 permanent seats in main assembly area, or 1 spaces for every 100 sq. ft. of assembly area or where temporary or moveable seats are provided.
Places of amusement without fixed seats such as dancehalls, skating rinks, etc.: Sec. 35-257.2: one space per 300 square feet of assembly area	Places of amusement without fixed seats such as dancehalls, skating rinks, etc.: Sec. 35-109.2: one space per 300 square feet of assembly area	Table 17.39.040(A)(2): Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator
Schools Sec. 35-257.3(a): Day school or Nursery school: one space for each two employees and one space for each ten students. Sec. 35-257.3(b): Elementary and Junior High: 1.5 spaces for each teaching station. Sec. 35-257.3(c): High School: six spaces for each teaching station. Sec. 35-257.3(d): Colleges; art, craft, music or dancing schools; business, professional, or trade school: one space for each three employees and one space for each five students.	Schools Sec. 35-109.3(a): Day school or Nursery school: one space for each two employees and one space for each ten students. Sec. 35-109.3(b): Elementary and Junior High: 1.5 spaces for each teaching station. Sec. 35-109.3(c): High School: six spaces for each teaching station. Sec. 35-109.3(d): Colleges; art, craft, music or dancing schools; business, professional, or trade school: one space for each three employees and one space for each five students.	Table 17.39.040(A)(2): Day Care Facility: 1 space per 350 sq.ft. of floor area Elementary and Middle Schools: 1.5 spaces per classroom, plus 1 space per 250 sq. ft. of office area. High Schools: 6 spaces per classroom. Colleges and Trade Schools, Public or Private: 1 space per 3 members of the school population (including students, faculty, and staff) based on maximum enrollment.
Library, museum, art gallery, or similar use: Sec. 35-257.4: one space for each two employees and one space per 300 square feet of gross floor area.	Library, museum, art gallery, or similar use: Sec. 35-109.4: one space for each two employees.	Table 17.39.040(A)(2): Galleries, Libraries and Museums: 1 space for every 1,000 sq. ft. of floor area.
Sec. 35-258 Required Number of Spaces: Commercial.	Sec. 35-258 Required Number of Spaces: Commercial.	
Hotels/motels Sec. 35-258.1: one space per guest room and one space per 5 employees.	Hotels/motels Sec. 35-110.1: one space per guest room and one space per 5 employees.	Table 17.39.040(A)(2):- Hotels and Motels; Time Share Uses: 1 space per guest room, plus 2 spaces adjacent to registration office. Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use.
Restaurants, cafes, taverns, etc: Sec. 35-258.2: one space per 300 square feet of space devoted to patrons and one space per two employees.	Restaurants, cafes, taverns, etc: Sec. 35-110.2: one space per 300 square feet of space devoted to patrons and one space per two employees.	Table 17.39.040(A)(2):- Bars/Night Clubs/Lounges; Restaurants: 1 space per 150 sq. ft. of customer seating area. Restaurant, Full Service: 1 space per 75 sq. ft. of customer seating area Restaurant, Takeout Only: 2 spaces per establishment.
Business and professional offices, such as banks, lawyers' offices, etc.: Sec. 35-258.3: one space per 300 square feet of gross floor area.	Business and professional offices, such as banks, lawyers' offices, etc.: Sec. 35-110.3: one space per 300 square feet of gross floor area.	Table 17.39.040(A)(2):- Banks and Financial Institutions: 1 space per 300 sq. ft. of floor area. Business and Professional; Walk-In Clientele: 1 space per 300 sq. ft. of floor area up to 100,000 sq ft. 1 per 350 sq. ft over 100,000 sq. ft.
Retail business and general commercial Sec. 35-258.4: one space per 500 square feet of gross floor area	Retail business and general commercial Sec. 35-110.4: one space per 500 square feet of gross floor area.	Table 17.39.040(A)(2):- General Retail: 1 space per 350 sq. ft. of floor area
Furniture and appliance stores; heating, ventilating, and hardware stores; motor vehicle and machinery sales and service: Sec. 35-258.5: one space per 1,000 square feet of gross floor area.	Furniture and appliance stores; heating, ventilating, and hardware stores; motor vehicle and machinery sales and service: Sec. 35-110.5: one space per 1,000 square feet of gross floor area.	Table 17.39.040(A)(2):- General Retail: 1 space per 350 sq. ft. of floor area
Hospitals: Sec. 35-258.6: one space per two beds and one space per three employees.	Hospitals: Sec. 35-110.6: one space per two beds and one space per three employees.	Table 17.39.040(A)(2):- Hospitals: 1 space per two beds plus one space per three employees
Convalescent hospitals, sanitariums and rest homes:	Convalescent hospitals, sanitariums and rest homes:	Table 17.39.040(A)(2):-

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
Sec. 35-258.7: one space per three beds and one space per three employees.	Sec. 35-110.7: one space per three beds and one space per three employees.	Residential Care, Small: None in addition to what is required for the residential use Residential Care, Large: 1 space per 4 guest rooms, plus 3 spaces for every 4 employees
Medical clinics, medical and dental offices Sec. 35-258.8: one space per 200 square feet of gross floor area.	Medical clinics, medical and dental offices Sec. 35-110.8: one space per 200 square feet of gross floor area.	Table 17.39.040(A)(2):- Clinics: 1 spaces per 200 sq. ft. of floor area Offices, Medical and Dental: 1 space per 275 sq. ft. of floor area
Sec. 35-259 Required Number of Spaces: Industrial.	Sec. 35-111 Required Number of Spaces: Industrial.	
Research and development, manufacturing, and processing Sec. 35-259.1: one space per 1-1/2 employees , but in no case less than one space per 500 square feet of gross floor area	Research and development, manufacturing, and processing Sec. 35-111.1: one space per 1-1/2 employees , but in no case less than one space per 500 square feet of gross floor area	Table 17.39.040(A)(2): R&D and Technology: 1 space per 600 sq. ft. of manufacturing and assembly; 1 space per 300 sq. ft. of office; 1 space per 1,500 sq. ft. of warehousing; and 1 space per 800 sq. ft. of laboratory
Wholesaling, warehousing, and storage facility Sec. 35-259.2: one space per 1,000 square feet of gross floor area and one space per four employees.	Wholesaling, warehousing, and storage facility Sec. 35-111.2: one space per 1,000 square feet of gross floor area and one space per four employees.	Table 17.39.040(A)(2): Chemical, Mineral, and Explosives Storage: 1 space per 1,000 sq. ft. plus 1 space per 300 sq. ft. of office Indoor Warehousing and Storage and Outdoor Storage: 1 space per 2,000 square feet of area up to 10,000 square feet, 1 space per 5,000 square feet over 10,000 square feet, plus 1 space per 300 square feet of office Personal Storage: 1 space space per 75 storage units , plus 1 space per 300 square feet of office area. A minimum of 5 spaces must be provided. Wholesaling and Distribution: 1 space per 2,000 sq. ft. of use area up to 10,000 sq. ft., 1 space per 5,000 sq. ft. over 10,000 square feet , plus 1 space per 300 sq. ft. of office.
Other industrial uses Sec. 35-259.3: one space per four employees.	Other industrial uses Sec. 35-111.3: one space per four employees.	Requirements identified for each use
Sec. 35-260 Required Number of Spaces: Recreational Facilities	Sec. 35-112 Required Number of Spaces: Recreational Facilities	
Tennis facility Sec. 35-260.1: 1 - 1/2 spaces per court.	Tennis facility Sec. 35-112.1: 1 - 1/2 spaces per court.	Table 17.39.040(A)(2): Park and Recreation Facility: As determined by the Zoning Administrator Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
Racquetball facility Sec. 35-260.2: 1- 1/2 spaces per court.	Racquetball facility Sec. 35-112.2: 1- 1/2 spaces per court.	Not included. Table 17.39.040(A)(2):- Park and Recreation Facility: As determined by the Zoning Administrator Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
Spectator seating Sec. 35-260.3: one space per five seats or one space per 35 square feet of seating area.	Spectator seating Sec. 35-112.3: one space per five seats or one space per 35 square feet of seating area.	Not included. Table 17.39.040(A)(2):- Park and Recreation Facility: As determined by the Zoning Administrator Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
Facilities such as spas, health facilities, and gyms Sec. 35-260.4: one space per 300 square feet of gross floor area.	Facilities such as spas, health facilities, and gyms Sec. 35-112.4: one space per 300 square feet of gross floor area.	Not included. Table 17.39.040(A)(2):- Park and Recreation Facility: As determined by the Zoning Administrator Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
Public swimming pool Sec. 35-260.5: one space per 200 square feet of pool area and one space per 500 square feet of area related to the pool and facilities	Public swimming pool Sec. 35-112.5: one space per 25 square feet of pool area.	Not included. Table 17.39.040(A)(2):- Park and Recreation Facility: As determined by the Zoning Administrator
Bowling Alley Sec. 35-260.6: Eight spaces per lane	Bowling Alley Not Included	Not included. Table 17.39.040(A)(2):- Commercial Entertainment and Recreation: 1 space per 200 sq. ft. of assembly area, or as determined by the Zoning Administrator.
Required Number of Spaces: Agriculture. Sec. 35-261.1: Commercial greenhouses, hothouses, or other plant protection structure: two spaces per acre of land in such use.	Required Number of Spaces: Agriculture. Sec. 35-113: Commercial greenhouses, hothouses, or other plant protection structure: two spaces per acre of land in such use.	Table 17.39.040(A)(2): Agricultural Processing: As determined by the Zoning Administrator Agricultural Support Services: As determined by the Zoning Administrator Animal Raising: As determined by the Zoning Administrator

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
		Crop Cultivation: 2 spaces per acre of cultivated land Greenhouse: 2 spaces per acre of cultivated land
Sec. 35-262 Size, Location, and Design.	Sec. 35-114 Size, Location, and Design.	
Sec. 35-262.1(a): Residential parking spaces shall be 8- 1/2 feet wide x 16- 1/2 feet long.	Sec. 35-114.1(a): Residential parking spaces shall be 8- 1/2 feet wide x 16- 1/2 feet long.	Table 17.39.100(A)(1) Width – 9 feet (8 if parallel parking) Length – 18 feet (22 is parallel parking)
Sec. 35-262.1(b): Non-residential parking spaces shall be 9 feet wide x 16-1/2 feet long.	Sec. 35-114.1(b): Non-residential parking spaces shall be 9 feet wide x 16-1/2 feet long.	Table 17.39.100(A)(1): Width – 9 feet (8 if parallel parking) Length – 18 feet (22 is parallel parking)
Sec. 35-262.1(c): Compact car spaces: thirty (30) percent of the required parking for non-residential uses may be provided as compact car spaces. Compact car spaces shall have a size of 8 x 14-1/2 feet	Sec. 35-114.1(c): Compact car spaces: 30% of the required parking for non-residential uses may be provided as compact car spaces. Compact car spaces shall have a size of 8 x 14-1/2 feet	17.39.100(A)(1) Size of Parking Spaces and Maneuvering Aisles ... Up to 20 percent of assigned spaces may be reduced to eight feet by 16 feet and labeled “compact.”
Sec. 35-262.2(c): For non-residential structures or uses, the required parking spaces shall be provided within 500 feet of the main building or site, if there is no main building, as measured along streets not alleys.	Sec. 35-114.2(c): For non-residential structures or uses, the required parking spaces shall be provided within 500 feet of the main building or site, if there is no main building, as measured along streets not alleys.	17.39.070(B): Required parking spaces serving non-residential uses must be located on the same lot as the use they serve, or in an off-site parking facility as provided in Subsection (C). 17.39.070(C)(1)(b): Any off-site parking facility must be located within 400 feet , along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.
Sec. 35-262.3(b): Uncovered parking areas and driveways shall be paved with a minimum of two (2) inches of asphalt, concrete, or equivalent on a suitable base.	Sec. 35-114.3(b): Uncovered parking areas and driveways shall be paved with a minimum of two (2) inches of asphalt, concrete, or equivalent on a suitable base.	17.39.100 Parking Area Design and Development Standards K. Surfacing. All parking areas must be paved and improved, and all sites must be properly drained, subject to the approval of the Public Works Director.
Sec. 35-263 Landscape/Screening of Parking Areas	Sec. 35-115 Landscape/Screening of Parking Areas	
Sec. 35-263.1: Where non-residential parking areas abut residentially zoned or developed property a wall or solid fence of not less than five feet in height shall be erected and maintained between the parking area and the adjoining residentially zoned or developed property.	Sec. 35-115.1: Where non-residential parking areas abut residentially zoned or developed property a wall or solid fence of not less than five feet in height shall be erected and maintained between the parking area and the adjoining residentially zoned or developed property.	Table 17.25.140(B): 3 ft. wall required within the front setback, 6 ft. wall otherwise required when abutting an R District for Commercial, Office, and Industrial uses except no wall required for Commercial uses abutting multiple-unit residential.
Sec. 35-263.3: Screening shall be provided along each property line consisting of a five-foot wide strip , planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height . Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the Planning and Development Department if adjacent property already has provided a solid wall not less than four feet high.	Sec. 35-115.3: Screening shall be provided along each property line consisting of a five-foot wide strip , planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height . Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the Planning and Development Department if adjacent property already has provided a solid wall not less than four feet high.	17.39.100(O): (where 10 or more parking spaces) 4. Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped area at least five feet wide must be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site. 5. Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide must be provided between any surface parking area and any adjacent lot for the length of the parking area. Also see 17.25.140 Screening and Buffering of Common Lot Lines for additional screening requirements for all lot lines.
When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds 3,600 square feet , the following shall be required, in addition to other provisions of this section, as part of a landscape plan: Sec. 35-263.4(a): Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.	When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds 3,600 square feet , the following shall be required, in addition to other provisions of this section, as part of a landscape plan: Sec. 35-115.4(a): Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.	17.39.100(O): Parking Lot Landscaping includes general standards for landscaping where 10 or more parking spaces .
Sec. 35-263.4(b): All kinds of parking lanes shall have landscaped islands.	Sec. 35-115.4(b): All kinds of parking lanes shall have landscaped islands.	See 17.39.100(O)(6): Parking Lot Landscaping, Required Landscape Islands (applies where 10 or more parking spaces)
Sec. 35-263.4(c): Prior to the issuance of a Coastal Development Permit, performance securities, in amounts to be determined by the Planning and Development Department, to guarantee the installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for the designated time period shall be filed with the County. The performance security for installation will be released at the time the Planning and Development Department approves the installation. The remaining maintenance performance security portion shall be released at the end of the two-year period provided the planting has been adequately maintained.	Sec. 35-115.4(c): Prior to the issuance of a Coastal Development Permit, performance securities, in amounts to be determined by the Planning and Development Department, to guarantee the installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for the designated time period shall be filed with the County. The performance security for installation will be released at the end of the designated time period provided the planting has been adequately maintained	17.39.100(S) Maintenance. Parking lots, including landscaped areas, driveways, and loading areas, must be maintained free of refuse, debris, or other accumulated matter and must be kept in good repair at all times.
Sec. 35-264 Off-Street Loading Facilities.	Sec. 35-116 Off-Street Loading Facilities.	
Sec. 35-264.1(a):	Sec. 35-116.1(a):	

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED																
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance														
Commercial Uses 3,000 or more square feet gross floor area: 1 loading space.	Commercial Uses 3,000 or more square feet gross floor area: 1 loading space.	17.39.090(A): Loading Spaces Required. Every new building, and every building enlarged by more than 5,000 square feet of gross floor area that is to be occupied by a use requiring the receipt or distribution by vehicles or trucks of material or merchandise must provide off-street loading and unloading areas as follows. TABLE 17.39.090(A): REQUIRED LOADING SPACES <table border="1"> <thead> <tr> <th>Gross Floor Area (sq. ft.)</th> <th>Required Loading Spaces</th> </tr> </thead> <tbody> <tr> <td>0 – 7,000</td> <td>0</td> </tr> <tr> <td>7,001 – 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>	Gross Floor Area (sq. ft.)	Required Loading Spaces	0 – 7,000	0	7,001 – 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.
Gross Floor Area (sq. ft.)	Required Loading Spaces															
0 – 7,000	0															
7,001 – 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.															
Sec. 35-264.1(b): Industrial Uses 10,000 to 24,999 square feet gross floor area: 1 loading space. 25,000 to 49,000 square feet gross floor area: 2 loading spaces. For each additional 50,000 square feet or major fraction thereof 1 loading space.	Sec. 35-116.1(b): Industrial Uses 10,000 to 24,999 square feet gross floor area: 1 loading space. 25,000 to 49,000 square feet gross floor area: 2 loading spaces. For each additional 50,000 square feet or major fraction thereof 1 loading space.															
Sec. 35-264.2: Each loading space shall not be less than ten (10) feet in width, thirty (30) feet in length , and with an overhead clearance of fourteen (14) feet .	Sec. 35-116.2: Each loading space shall not be less than ten (10) feet in width, thirty (30) feet in length , and with an overhead clearance of fourteen (14) feet .	17.39.090(C): Each on-site loading space required by this Chapter must not be less than 10 feet wide, 30 feet long, and 14 feet high , exclusive of driveways for ingress and egress, maneuvering areas, and setbacks. The minimum size requirement may be modified if the Zoning Administrator finds that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed.														
Sec. 35-265.2: Driveway to Side or Rear Parking Areas: A driveway used for access to a parking area at the side or rear of a building shall not be less than ten (10) feet wide in clear distance between any obstruction to vehicular traffic.	Sec. 35-117.2: Driveway to Side or Rear Parking Areas: A driveway used for access to a parking area at the side or rear of a building shall not be less than ten (10) feet wide in clear distance between any obstruction to vehicular traffic.	17.39.100(H)(4): Parking Access, Driveway Width a. The minimum width of a driveway servicing one to two residences must be no less than eight feet total width, with a minimum clearance of 10 feet. The maximum width is 20 feet. b. The minimum width of a driveway servicing three to seven residential unit is: (1) eight feet for a one-way driveway , or (2) 14 feet for a two-way driveway. c. The minimum width of a driveway servicing seven or more residential or commercial uses is: (1) 10 feet for a one-way driveway , or (2) 20 feet for a two-way driveway. d. The maximum driveway width for nonresidential uses is 20 feet for a one-way driveway and 33 feet for a two-way driveway.														
Division 7 - General Regulations																
Sec. 35-267 Accessory Structures	Sec. 35-119 Accessory Structures	17.25.020 Accessory Structures														
Sec. 35-267.4: Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback provided that it is located no closer than five (5) feet to the principal structure and that it occupies no more than 40% of the required rear yard , and that it does not exceed a height of twelve (12) feet .	Sec. 35-119.4: Accessory structures shall conform to the height requirements and the front and side yard setback regulations of the district. An accessory structure may be located in the required rear yard setback provided that it is located no closer than five (5) feet to the principal structure and that it occupies no more than 40% of the required rear yard , and that it does not exceed a height of twelve (12) feet .	17.25.020 Accessory Structure D. Location. Accessory Structures must comply with the following standards: 1. Residential Districts. a. Front and Street-Side Yards. Accessory structures may not be located within any required front yard or street-side setback areas. b. Interior-Side and Rear Yards. Accessory Structures must be setback a minimum of three feet from interior side and rear property lines. c. Alleys. Accessory Structures must be setback a minimum of three feet from the edge of a public alley if the Accessory Structure utilizes the alley for vehicle access. 2. Non-Residential Districts. Accessory structures must comply with the setbacks per the underlying zoning district. AND E. Height. Accessory structures are subject to the height limitations specific to the zoning district in which they are located, except as provided below in Residential Districts. 1. Residential Districts. Accessory Structures must be no greater than 12 feet in height except as provided below. a. On Parcels greater than 10,000 square feet : Accessory Structures located a minimum of 10 feet from all property lines may be up to 16 feet in height. 2. Additional Height. The Planning Commission may allow additional height, not to exceed the height of the main building, provided the Accessory Structure is designed to match the main building.														
Sec. 35-267.10: On lots of one acre or less, the gross floor area of an accessory structure shall not exceed 800 square feet , excluding garages, barns and stables.	Sec. 35-119.10: On lots of one acre or less, the gross floor area of an accessory structure shall not exceed 800 square feet , excluding garages, barns and stables.	Not included.														
Sec. 35-268 Guest House, Artist Studio, or Pool House/Cabana	Sec. 35-120 Guest House, Artist Studio, or Pool House/Cabana	17.25.020 Accessory Structures														
Sec. 35-268.2: No guest house or artist studio shall be located on a lot containing less than one (1) gross acre.	Sec. 35-120.2: No guest house or artist studio shall be located on a lot containing less than one (1) gross acre.	Not included.														

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Sec. 35-268.3: There shall no be more than one (1) guest house or artist studio on any lot . There shall be not more than one (1) cabana on any lot	Sec. 35-120.3: There shall not be more than one (1) guest house or artist studio on any lot. There shall be not more than one (1) cabana on any lot	Not included.
Sec. 35-268.4: The floor area of such guest house, artist studio, or pool house/cabana shall not exceed 800 square feet ; however, such structures may be attached to another accessory structure so that the total area of the combined structures exceeds 800 square feet , provided no interior access exists between the guest house, artist studio, or cabana and the other accessory structure	Sec. 35-120.4: The floor area of such guest house, artist studio, or pool house/cabana shall not exceed 800 square feet ; however, such structures may be attached to another accessory structure so that the total area of the combined structures exceeds 800 square feet , provided no interior access exists between the guest house, artist studio, or cabana and the other accessory structure	Not included.
Sec. 35-268.5 No guest house, artist studio, or cabanas shall exceed a height of one story . Such story may be located above or below another accessory structure.	Sec. 35-120.5: No guest house, artist studio, or cabanas shall exceed a height of one story . Such story may be located above or below another accessory structure.	17.25.020 Accessory Structure E. Height. Accessory structures are subject to the height limitations specific to the zoning district in which they are located, except as provided below in Residential Districts. 1. Residential Districts. Accessory Structures must be no greater than 12 feet in height except as provided below. a. On Parcels greater than 10,000 square feet : Accessory Structures located a minimum of 10 feet from all property lines may be up to 16 feet in height . 2. Additional Height. The Planning Commission may allow additional height, not to exceed the height of the main building, provided the Accessory Structure is designed to match the main building.
Sec. 35-268.6 There shall be no kitchen or cooking facilities within a guest house, artist studio, or cabana. However, a wet bar may be provided, limited to the following features: a. counter area with a maximum length of seven (7) feet . c. The counter area may include an overhead cupboard area not to exceed seven (7) feet in length . d. The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than four (4) feet in depth . The seven (7) foot counter shall be in one unit. The intent of this provision is to avoid creation of a kitchen room.	Sec. 35-120.6: There shall be no kitchen or cooking facilities within a guest house, artist studio, or cabana. However, a wet bar may be provided, limited to the following features: a. counter area with a maximum length of 7 feet . c. The counter area may include an overhead cupboard area not to exceed 7 feet in length . d. The counter area shall be located against a wall or, if removed from the wall, it shall not create a space more than 4 feet in depth. The 7 foot counter shall be in one unit. The intent of this provision is to avoid creation of a kitchen room.	17.25.020 Accessory Structure C. Habitation Limitations. Accessory Structures may have plumbing for a washer, dryer, utility sink, toilet, shower, and sink. A bathtub and/or stove is not permitted, unless approved for use as a part of an adjacent habitable dwelling. The applicant must sign an agreement that would prohibit the structure from being used as a rental unit. The signed statement must be in the form approved by the City Attorney and be recorded with the County Recorder.
Sec. 35-268.9: A guest house shall be used on a temporary basis only by the occupants of the main dwelling or their non-paying guests or servants and is not intended to be rented or let out, whether the compensation is paid directly or indirectly in money, goods, wares, merchandise, or services. Temporary is defined as occupying the premises for no more than one hundred twenty (120) days in any twelve (12) month period .	Sec. 35-120.9: A guest house shall be used on a temporary basis only by the occupants of the main dwelling or their non-paying guests or servants and is not intended to be rented or let out, whether the compensation is paid directly or indirectly in money, goods, wares, merchandise, or services. Temporary is defined as occupying the premises for no more than one hundred twenty (120) days in any twelve (12) month period .	17.25.020 Accessory Structures C. Habitation Limitations. Accessory Structures may have plumbing for a washer, dryer, utility sink, toilet, shower, and sink. A bathtub and/or stove is not permitted, unless approved for use as a part of an adjacent habitable dwelling. The applicant must sign an agreement that would prohibit the structure from being used as a rental unit. The signed statement must be in the form approved by the City Attorney and be recorded with the County Recorder.
Sec. 35-269 Home Occupations	Sec. 35-121 Home Occupations	17.42.180 Home Occupations
Sec. 35-269.2(1): A home occupation shall be conducted within not more than one room of the dwelling not including garages, except for artist studios.	Sec. 35-121.2(1): A home occupation shall be conducted within not more than one room of the dwelling not including garages, except for artist studios.	17.42.180(B): Residential Appearance 1. Location. All home occupation activities must be conducted entirely within the residential unit . 3. Maximum Size. The space exclusively devoted to the home occupation (including any associated storage) must not exceed 25 percent of the residential unit floor area .
Sec. 35-269.2(2): There shall be no more than five (5) customers , patients, clients, students, or other persons served by said occupation upon the premises at any one time .	Sec. 35-121.2(5): There shall be no more than five (5) customers , patients, clients, students, or other persons served by said occupation upon the premises at any one time .	17.42.180(B): Residential Appearance 5. On-Site Client Contact. Customer and client visits are permitted, however, the home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the district in which the use is located.
Sec. Swimming Pools & Spas	Swimming Pools & Spas	
Sec. 35-270.2 A swimming pool, spa, or any appurtenant structures shall not be located in the required front or side yard setback area and shall not be closer than five (5) feet to any other property line.	Sec. 35-122.2: A swimming pool, spa, or any appurtenant structures shall not be located in the required front or side yard setback area and shall not be closer than five feet to any other property line.	17.25.180(C): C. Pool Setbacks. The outside wall of the water containing portion of any swimming pool or spa must be a minimum of 15 feet front the front lot line and five feet from all interior lot lines .
Sec. 35-272 Fences, Walls and Gate Posts	Sec. 35-123 Fences, Walls and Gate Posts	17.25.080 Fences and Freestanding Walls
<i>Height, Front Yard Setback:</i> Maximum Height for Exemption from Land Use Permit (LUP): Fences and walls less than six (6) feet and gate posts less than eight (8) feet in height are exempt from a LUP. If Not Exempt From LUP, Type of Permit Required in All Districts Other Than Agricultural Districts: Minor CUP required for fences and walls more than six (6) feet or gateposts more than eight (8) feet in height .	Maximum Height for Exemption from Coastal Development Permit: Fences and walls less than six (6) feet and gate posts less than eight (8) feet in height are exempt from a CDP. If Not Exempt From a CDP, Type of Permit Required in All Districts Other Than Agricultural Districts: Minor CUP required for fences and walls more than six (6) feet or gate posts more than eight (8) feet in height .	17.25.080 Fences and Freestanding Walls A. Maximum Height. 1. Front Yards and Street Side Yards. Within the front and street side yards, or along the exterior boundaries of such yards, fences and freestanding walls may not exceed a height of six feet . Columns may exceed the maximum height by four inches . B. Gateposts. Gateposts may extend two feet above the maximum fence height .

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
<i>Height, Side and Rear Yard Setback</i>		
<p>Maximum Height for Exemption from Land Use Permit (LUP): Fences and walls less than eight (8) feet and gate posts less than (10) feet in height that are not closer than twenty (20) feet to the right-of-way line of any street are exempt from a LUP.</p> <p>If Not Exempt From LUP, Type of Permit Required in All Districts Other Than Agricultural Districts: Minor CUP required for fences and walls more than eight (8) feet or gate posts more than ten (10) feet in height, or closer than twenty (20) feet to the right-of-way line of any street.</p>	<p>Maximum Height for Exemption from Coastal Development Permit: Fences and walls less than eight (8) feet and gate posts less than (10) feet in height that are not closer than twenty (20) feet to the right-of-way line of any street are exempt from a CDP.</p> <p>If Not Exempt From a CDP, Type of Permit Required in All Districts Other Than Agricultural Districts: Minor CUP required for fences and walls more than eight (8) feet or gate posts more than ten (10) feet in height, or closer than twenty (20) feet to the right-of-way line of any street.</p>	<p>17.25.080 Fences and Freestanding Walls A. Maximum Height. 2. Other Parcel Locations. Outside of the required front yard and street side yards and more than 20 feet from any street right-of-way line, the maximum height for fences is eight feet, unless a higher fence height is allowed pursuant to Administrative Use Permit approval.</p> <p>B. Gateposts. Gateposts may extend two feet above the maximum fence height.</p>
<i>Height, Outside of Setback Area.</i>		
<p>Maximum Height for Exemption from Land Use Permit (LUP): Fences and walls less than six (6) feet and gate posts less than eight (8) feet in height are exempt from an LUP.</p> <p>If Not Exempt From LUP, Type of Permit Required in All Districts Other Than Agricultural Districts: LUP required for fences and walls more than eight (8) feet or gate posts more than ten (10) feet in height.</p>	<p>Maximum Height for Exemption from Coastal Development Permit: Fences and walls less than eight (8) feet and gate posts less than ten (10) feet in height are exempt from a CDP.</p> <p>If Not Exempt From a CDP, Type of Permit Required in All Districts Other Than Agricultural Districts: CDP required for fences and walls more than eight (8) feet or gate posts more than ten (10) feet in height.</p>	<p>17.25.080 Fences and Freestanding Walls A. Maximum Height. 2. Other Parcel Locations. Outside of the required front yard and street side yards and more than 20 feet from any street right-of-way line, the maximum height for fences is eight feet, unless a higher fence height is allowed pursuant to Administrative Use Permit approval.</p> <p>B. Gateposts. Gateposts may extend two feet above the maximum fence height.</p>
<p>Sec. 35-272.1: A maximum of ten percent (10%) of the total linear length of a wall or fence may be allowed to exceed the maximum height specified for exemption from a Land Use Permit, where topographic or other unavoidable conditions will destroy its architectural integrity if held to the maximum height specified for its entire length.</p>	<p>Sec. 35-123.1: A maximum of ten percent (10%) of the total linear length of a wall or fence may be allowed to exceed the maximum height specified for exemption from a permit, where topographic or other unavoidable conditions will destroy its architectural integrity if held to the maximum height specified for its entire length.</p>	<p>Not included in fencing. Can be allowed through Modification process pursuant to 17.59.0209(B), allowing the maximum height of fences and freestanding walls up to one foot over height allowed or through an Administrative Use Permit pursuant to 17.25.080(A)(2) referenced above.</p>
<p>Sec. 35-272.2: The height of walls or fences shall be determined by measurement from the natural grade at the lower side of the fence, wall or gatepost.</p>	<p>Sec. 35-123.2: The height of walls or fences shall be determined by measuring from the natural grade at the lower side of the fence, wall or gate posts.</p>	<p>17.03.060(B): Measuring Height of Other Structures. The height of other structures such as fences is 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 ground level on the lowest side of the fence and wall.</p>
Sec. 35-273 Vision Clearance		
<p>Sec. 35-273: In all zone districts, a vision clearance of not less than ten (10) feet shall be provided on all corner lots.</p>	<p>Sec. 35-124 Vision Clearance Sec. 35-124.1: In agricultural and residential districts, a vision clearance of not less than ten (10) feet shall be provided on all corner lots. Sec. 35-124.2: In all other districts, a vision clearance of not less than seven (7) feet shall be provided on all corner lots.</p>	<p>17.25.210 Visibility at Intersections and Driveways A. Street Intersections. Vegetation and structures, including signs, must not exceed a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of 10 feet along both lines from their intersection, unless there is a "transparency" feature, such as open railings or well-pruned climbing plants, allowing for sight visibility. Trees that are located within this sight distance triangle must have a minimum clearance of 13 feet high between the lowest portion of the canopy and street.</p>
Sec. 35-274 General Setback Regulations		
<p>Sec. 35-274.2: In computing the depth of a rear yard setback or the width of a side yard setback, if such yard abuts upon an alley, and the owner of the yard owns all or one-half of the underlying fee of such alley, up to one-half the width of such alley may be included in the rear yard or side yard.</p>	<p>Sec. 35-125 General Setback Regulations Sec. 35-125.2: In computing the depth of a rear yard setback or the width of a side yard setback, if such yard abuts upon an alley, and the owner of the yard owns all or one-half of the underlying fee of such alley, such portion of the alley may be included in the rear yard or side yard provided that no more than one-half the width of such alley may be so included.</p>	<p>17.03.150 Determining Setbacks (Yards) 17.03.160(B)(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.</p>
<p>Sec. 35-274.4: In single-family residential subdivisions wherein all proposed dwellings are to be constructed at one time by the developer and a plot plan showing the location and dimensions of each building and the front, side, and rear yard setback dimensions on each lot has been filed with the Planning and Development Department, the Director may modify the required front yard setback for not to exceed fifty (50) percent of the lots on each side of the street in each block, subject to all of the following limitations: a. No garage shall be located closer than ten (10) feet to the street right-of-way line.</p>	<p>Sec. 35-125.4: In single-family residential subdivisions wherein all proposed dwellings are to be constructed at one time by the developer and a plot plan showing the location and dimensions of each building and the front, side, and rear yard setback dimensions on each lot has been filed with the Planning and Development Department, the Director may modify the required front yard setback for not to exceed fifty (50) percent of the lots on each side of the street in each block, subject to all of the following limitations: a. No garage shall be located closer than ten (10) feet to the street right-of-way line. b. No part of the dwelling portion of the building shall be located closer than fifteen (15) feet to the street right-of-way line.</p>	<p>17.39.100(H)(3) Driveway Length. Driveways providing direct access from a public street to a garage or carport must be at least 20 feet in depth. Additionally, base district setbacks prohibit garages from being closer than 20 feet to the street right-of-way line (Table 17.07.030).</p>

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<p>b. No part of the dwelling portion of the building shall be located closer than fifteen (15) feet to the street right-of-way line.</p> <p>c. No garage shall be so oriented that there is less than twenty (20) feet of unobstructed driveway space within the property on which to park a car outside of the garage.</p> <p>d. The average distance of each building from the centerline of the street shall be at least fifty (50) feet. Such average distance shall be determined by multiplying the width of the various segments of the front of the building by the setback distance of such segments from the centerline of the street and dividing the sum of the products by the total width of the building.</p>	<p>c. No garage shall be so oriented that there is less than twenty (20) feet of unobstructed driveway space within the property on which to park a car outside of the garage.</p> <p>d. The average distance of each building from the centerline of the street shall be at least fifty (50) feet. Such average distance shall be determined by multiplying the width of the various segments of the front of the building by the setback distance of such segments from the centerline of the street and dividing the sum of the products by the total width of the building.</p>	
<p>Sec. 35-274.5: Every part of a setback, except for mobile home site setbacks subject to provisions of Sec. 35-241.(MHP), shall be unobstructed from the ground to the sky, except as otherwise provided in this Article and except for the ordinary projection of sills, buttresses, cornices, chimneys, eaves, and ornamental features but in no case shall such projections exceed three feet. However, handrails on outdoor stairways may extend into the setback an additional six (6) inches</p>	<p>Sec. 35-125.5: Every part of a setback, except for mobile home site setbacks subject to provisions of Sec. 35-91.(MHP), shall be unobstructed from the ground to the sky, except as otherwise provided in this Article and except for the ordinary projection of sills, belt courses, buttresses, cornices, chimneys, eaves, and ornamental features but in no case shall such projections exceed three feet. However, handrails on outdoor stairways may extend into the setback an additional six (6) inches</p>	<p>See 17.25.040 Building Projections into Yards. Table 17.25.040 gives various standards. For Cornices, canopies, eaves, and similar architectural features; chimneys, the allowed projection is 2 feet in all setbacks.</p>
<p>Sec. 35-274.6: Fire escapes, balconies, and unroofed and unenclosed porches or landings, except on mobile home sites subject to provisions set forth in Sec. 35-241 (MHP), may extend into a) the front or rear yard setback four (4) feet, and b) a side yard setback three (3) feet, when constructed and placed in a manner that shall not obstruct light or ventilation of buildings or ready use for said yards for ingress or egress</p>	<p>Sec. 35-125.6: Fire escapes, balconies, and unroofed and unenclosed porches or landings, except on mobile home sites subject to provisions set forth in Sec. 35-91 (MHP), may extend into a) the front or rear yard setback four (4) feet, and b) a side yard setback three (3) feet, when constructed and placed in a manner that shall not obstruct light or ventilation of buildings or ready use for said yards for ingress or egress</p>	<p>See 17.25.040 Building Projections into Yards. Table 17.25.040 gives various standards. For fire escapes, allowance is 4 feet in all setbacks, uncovered stairs, ramps, stoops, or landings that service above first flood of building, allowance is 3 feet in front, street side, and rear yards and 2 feet in interior side yard.</p>
<p>Sec. 35-274.7: Trellises and patio covers, except on mobile home sites subject to provisions set forth in Sec. 35-241.(MHP), may be located within the rear yard setback when no closer than fifteen (15) feet to the rear property line, or no closer than ten (10) feet to the rear property line when adjacent to a permanently dedicated open space area.</p>	<p>Sec. 35-125.7: Trellises and patio covers, except on mobile home sites subject to provisions set forth in Sec. 35-91.(MHP), may be located within the rear yard setback when no closer than fifteen (15) feet to the rear property line, or no closer than ten (10) feet to the rear property line when adjacent to a permanently dedicated open space area.</p>	<p>Not included.</p>
<p>Sec. 35-274.8: In any area where a building can be legally constructed on or closely adjacent to the right-of-way line of a public street, eaves and roof overhangs, sills, belt courses, fire escapes, balconies, and unroofed and unenclosed porches may project into a street right-of-way not more than thirty (30) inches; provided that all such encroachments shall be at least eight (8) feet above any area used by pedestrians, and at least fourteen (14) feet above any area used for vehicular traffic; and provided further, an encroachment permit for such projections is obtained from the County Road Division.</p>	<p>Sec. 35-125.8: In any area where a building can be legally constructed on or closely adjacent to the right-of-way line of a public street, eaves and roof overhangs, sills, belt courses, fire escapes, balconies, and unroofed and unenclosed porches may project into a street right-of-way not more than thirty (30) inches; provided that all such encroachments projecting more than six (6) inches into such street right-of-way shall be at least eight (8) feet above any area used by pedestrians, and at least fourteen (14) feet above any area used for vehicular traffic; and provided further, an encroachment permit for such projections is obtained from the County Transportation Department.</p>	<p>Not included.</p>
<p>Sec. 35-274.9: Where the elevation of the ground at a point 50 feet from the centerline of any street is seven (7) feet or more below or above the grade of said centerline, the front setback for a private detached garage may be decreased by forty (40) percent and the front setback for a dwelling may be decreased by twenty (20) percent provided the front face of such garage is not closer than ten (10) feet to the abutting street right-of-way.</p>	<p>Sec. 35-125.9: Where the elevation of the ground at a point 50 feet from the centerline of any street is seven (7) feet or more below or above the grade of said centerline, the front setback for a private detached garage may be decreased by forty (40) percent and the front setback for a dwelling may be decreased by twenty (20) percent provided the front face of such garage is no closer than ten (10) feet to the abutting street right-of-way.</p>	<p>Not included.</p>
<p>Sec. 35-275 Through, Corner, Interior, and Odd-Shaped Lots.</p>	<p>Sec. 35-126 Through, Corner, Interior, and Odd-Shaped Lots.</p>	
<p>Sec. 35-275.1: Through Lots. The side yard setbacks shall extend the full depth of the lot between the street lines and there shall be two (2) front yard setbacks for the purpose of computing setbacks.</p>	<p>Sec. 35-126.1: Through Lots. The side yard setbacks shall extend the full depth of the lot between the street lines and there shall be two (2) front yard setbacks for the purpose of computing setbacks.</p>	<p>Figure 17.71.020(A) which identifies two side yards and two front yards for Through Lots.</p>
<p>Sec. 35-275.2A: Corner Lots Abutting on Two or More Streets, for R-I and E-I Zone Districts. a. The setback along any secondary front line (defined as the property line not considered the primary front line) shall be ten (10) feet. b. The rear yard setback for a corner lot backing up on a key lot may be reduced to the size of the required side yard setback for the key lot or ten (10) feet, whichever is greater, provided the total front, side, and rear yard area required by the applicable district regulations is not reduced. An accessory structure on a corner</p>	<p>Sec. 35-126.2A: Corner Lots Abutting on Two or More Streets, for R-I and E-I Zone Districts. a. The setback along any secondary front line (defined as the property line not considered the primary front line) shall be ten (10) feet. b. The rear yard setback for a corner lot backing up on a key lot may be reduced to the size of the required side yard setback for the key lot or ten (10) feet, whichever is greater, provided the total front, side, and rear yard area required by the applicable district regulations is not reduced. An accessory structure on a corner lot</p>	<p>Not included.</p>

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lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side yard setback requirements applicable to the key lot.	backing up on a key lot shall be setback from the rear property line by a distance equal to the side yard setback requirements applicable to the key lot.	
Sec. 35-275.2B: Corner Lots Abutting on Two or More Streets, for All Other Zone Districts. a. If a corner lot is less than 100 feet in width, the front yard setback along the property line not considered the front line shall be not less than 20 percent of the width of the lot, but in no case shall said front yard setback be less than ten (10) feet. b. If a corner lot is 100 feet or greater in width, there shall be a front yard setback along each street abutting the lot, and all such setbacks shall conform to the front yard setback requirements of the applicable zone district. c. The rear yard setback for a corner lot backing upon a key lot may be reduced to the size of the required side yard setback for the key lot or ten (10) feet, whichever is greater , provided the total front, side, and rear yard area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side yard setback requirements applicable to the key lot.	Sec. 35-126.2B: Corner Lots Abutting on Two or More Streets, for All Other Zone Districts. a. If a corner lot is less than 100 feet in width, the front yard setback along the property line not considered the front line shall be not less than 20 percent of the width of the lot, but in no case shall said front yard setback be less than ten (10) feet. b. If a corner lot is 100 feet or greater in width, there shall be a front yard setback along each street abutting the lot, and all such setbacks shall conform to the front yard setback requirements of the applicable zone district. c. The rear yard setback for a corner lot backing upon a key lot may be reduced to the size of the required side yard setback for the key lot or ten (10) feet, whichever is greater , provided the total front, side, and rear yard area required by the applicable district regulations is not reduced. An accessory structure on a corner lot backing up on a key lot shall be setback from the rear property line by a distance equal to the side yard setback requirements applicable to the key lot.	Not included.
Sec. 35-275.3: Interior Lots. The setback regulations of the applicable zone district shall not apply to an interior lot but any structure located upon such lot shall have a setback of at least ten (10) feet from all property lines and the total setback area shall equal the total area of all setbacks required in the applicable zone district.	Sec. 35-126.3: Interior Lots. The setback regulations of the applicable zone district shall not apply to an interior lot but any structure located upon such lot shall have a setback of at least ten (10) feet from all property lines and the total setback area shall equal the total area of all setbacks required in the applicable zone district.	Not included. Interior Lot side yards treated like other side yards per Figure 17.71.020(A).
Sec. 35-276 Height	Sec. 35-127 Height	17.25.070: Exceptions to Height Limits
Sec. 35-276.1: Chimneys; elevator and stair housings; television receiving antennas for individual receiving sets; flag poles; monuments; oil and gas derricks; church spires; wind turbines (subject to provision of Sec. 35-300., Wind Energy Systems); and similar architectural features and similar structures may be up to fifty (50) feet in height in all zone districts.	Sec. 35-127.1: Chimneys; elevator and stair housings; television receiving antennas for individual receiving sets; flag poles; monuments; oil and gas derricks; church spires; and similar architectural features and similar structures may be up to fifty (50) feet in height in all zone districts where such excess heights are not prohibited by the F Airport Approach or VC, View Corridor Overlay District.	See Table 17.25.070 Allowed Projections Above Height Limits. Standards vary based on type of structure.
Not Included.	Sec. 35-127.2: Specific exceptions to this limitation for the height of temporary drilling rigs to explore and produce offshore oil and/or gas reservoirs from onshore sites may be permitted until cessation of drilling in accordance with an approved plan that requires due diligence; however, the height limitation shall not be exceeded for a total period of time of four years. Upon written request by the operator, the Director of Planning and Development may grant up to two one-year extensions provided that, for each extension, the operator has demonstrated it has proceeded with due diligence in completing an established drilling program, or for well maintenance, or for well abandonment.	Not included.
Sec. 35-277 Area of Lots	Sec. 35-128 Area of Lots	Not included.
Sec. 35-277.1: The lot area or building site area of a lot shall be as defined under DIVISION 2, DEFINITIONS, provided, however, that: b. For the purpose of computing the lot area or building site area of a lot in any district, any portion of a driveway or easement less than 40 feet in width and reserved for access to a public street, the length of which portion is not adjacent to any front, side, or rear yard of said lot or parcel shall be excluded.	Sec. 35-128.1: The lot area or building site area of a lot shall be as defined under Sec. 35-58. (Definitions), provided, however, that: b. For the purpose of computing the lot area or building site area of a lot in any district, any portion of a driveway or easement less than 40 feet in width and reserved for access to a public street, the length of which portion is not adjacent to any front, side, or rear yard of said lot or parcel shall be excluded.	Not included.
Sec. 35-277.3: Two or more legal lots, each having insufficient area to meet lot area requirements, may be combined or resubdivided provided: b. The combined or resubdivided lots are as large or larger than the original lots. c. The minimum area of each such lot is 7,000 square feet.	Sec. 35-128.3: Two or more legal lots, each having insufficient area to meet lot area requirements, may be combined or resubdivided provided: b. The combined or resubdivided lots are as large or larger than the original lots. c. The minimum area of each such lot is 7,000 square feet.	Not included.
Sec. 35-277.4: Lots or groups of lots in one ownership, legally created and existing prior to the effective date of any County zoning regulations applicable to such lots, and containing less area than the required lot or building site area of the district in which they are located may be used as building sites for not more than two dwellings per lot, provided: b. Such lots or groups of lots having a total combined area in one ownership less than 6,000 square feet exclusive of any portion thereof lying within a street right-of-way may not be used for more than one dwelling per lot.	Sec. 35-128.4: Lots or groups of lots in one ownership, legally created and existing prior to the effective date of any County zoning regulations applicable to such lots, and containing less area than the required lot or building site area of the district in which they are located may be used as building sites for not more than two dwellings per lot, provided: b. Such lots or groups of lots having a total combined area in one ownership less than 6,000 square feet exclusive of any portion thereof lying within a street right-of-way may not be used for more than one dwelling per lot, except with the SUM	Not included.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
	Overlay District where the minimum lot size for a duplex in any instance is 10,000 square feet.	
Sec. 35-278: Width of Lots For the purpose of computing the width of a lot having side lines which are not parallel, the lot width shall be the average width of the lot. An easement or corridor connecting the major portion of an irregularly shaped lot to a street shall not be used for the purpose of computing lot width.	Sec. 35-129: Width of Lots For the purpose of computing the width of a lot having side lines which are not parallel, the lot width shall be the average width of the lot. An easement or corridor connecting the major portion of an irregularly shaped lot to a street shall not be used for the purpose of computing lot width.	17.03.080(A): Lot Width. Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth 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.
Sec. 35-280 Temporary Tract Offices in Subdivisions Sec. 35-280.5: The permit shall expire after either (1) initial sales have been made of all lots within the tract within which it is located or all lots in a subdivision of the same subdivider in the immediate vicinity, or (2) one (1) year after its issuance , whichever is earlier. The permit may be extended by one time for one year by the Director upon application of the subdivider for good cause shown.	Sec. 35-131 Temporary Tract Offices in Subdivisions Sec. 35-131.5: The permit shall expire after either (1) initial sales have been made of all lots within the tract within which it is located or all lots in a subdivision of the same subdivider in the immediate vicinity, or (2) one year after its issuance , whichever is earlier. The permit may be extended by one time for one year by the Director upon application of the subdivider for good cause shown.	17.42.360 Temporary Uses A. Exempt Temporary Uses 5. Temporary Real Estate Sales Office. A temporary real estate sales office within the area of an approved development project, solely for the first sale of units, approved as part of the overall project. B. Temporary Use Permit Required 6. Real Estate Sales. Onsite real estate sales from a manufactured or mobile unit office for the temporary marketing, sales, or rental of residential, commercial, or industrial development.
Sec. 35-280.6: The applicant shall deposit the sum of one thousand dollars to assure removal of an office in a separate building after expiration of the permit or any extension thereof. The applicant shall obtain and furnish to the County written permission from the then landowner and all subsequent landowners for the County and its agents to enter upon the land where said office is located, to accomplish removal if the applicant fails to remove the office within thirty days after expiration of the permit or any extension thereof, or after notification from the Director if the Planning Commission at any time finds that the office is unsightly or has become a public or private nuisance.	Sec. 35-131.6: The applicant shall deposit the sum of one thousand dollars to assure removal of an office in a separate building after expiration of the permit or any extension thereof. The applicant shall obtain and furnish to the County written permission from the then landowner and all subsequent landowners for the County and its agents to enter upon the land where said office is located, to accomplish removal if the applicant fails to remove the office within thirty days after expiration of the permit or any extension thereof, or after notification from the Director if the Planning Commission at any time finds that the office is unsightly or has become a public or private nuisance.	Not included
35-281 Trailer Use	Sec. 35-132 Trailer Use	Not included.
<i>Temporary Use of Trailers Other Than for Habitation During Construction in all Zone Districts</i>		
Sec. 35-281.2(2): Processing: a. Up to three (3) such converted trailers located on any one building site may be permitted without the requirement for a Land Use Permit. b. More than three (3) such converted trailers per building site may be permitted pursuant to a Minor Conditional Use Permit under Sec. 35-315 and a Land Use Permit under 35-314., providing that: (2) The trailers are permitted for an initial period not to exceed two (2) years. Renewals for additional two (2) year periods may be granted under the provisions of Section 35-315.7., Processing, provided that the request is filed prior to the expiration date of the previously approved permit for the same use.	Sec. 35-132.2(2): Processing: a. Up to three (3) such converted trailers located on any one building site may be permitted without the requirement for a Coastal Development Permit. b. More than three (3) such converted trailers per building site may be permitted pursuant to a Minor Conditional Use Permit under Sec. 35-172 and a Coastal Development Permit under 35-169., providing that: (2) The trailers are permitted for an initial period not to exceed two (2) years. Renewals for additional two (2) year periods may be granted under the provisions of Section 35-172.7., Processing, provided that the request is filed prior to the expiration date of the previously approved permit for the same use.	Compare to 17.42.360(A) Temporary Uses, Exempt Temporary Uses 4. On-site Construction Yards. On-site contractors' construction yards, including temporary trailers and storage of equipment, in conjunction with an approved construction project on the same site. The construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit authorizing the construction, whichever occurs first.
<i>Temporary Watchman Use of Trailers During Construction in all Zone Districts</i>		
Sec. 35-281.3: In all zone districts, during periods of erection of buildings upon building sites, a trailer usable for or designed for human habitation may be maintained on such site for use as a watchman's quarters subject to the issuance of a Land Use Permit under Sec. 35-314., provided: 2. Only one such trailer shall be permitted on a site; and, 3. The trailer shall be promptly removed upon completion of erection of buildings or within one year , whichever is earlier.	Sec. 35-132.3: In all zone districts, during periods of erection of buildings upon building sites, a trailer usable for or designed for human habitation may be maintained on such site for use as a watchman's quarters subject to the issuance of a coastal development permit under Sec. 35-169., provided: 2. Only one such trailer shall be permitted on a site; and, 3. The trailer shall be promptly removed upon completion of erection of buildings or within one year , whichever is earlier.	Compare to 17.42.360(B) Temporary Uses, Temporary Use Permit Required 7. Temporary Residence. A mobile home as a temporary residence of the property owner when a valid Building Permit for a new single-family dwelling is in force, or for temporary caretaker quarters during the construction of a subdivision, multi-family, or nonresidential project. The permit may be approved for a specified duration, or upon expiration of the Building Permit, whichever first occurs.
<i>Temporary Watchman Use of Trailers in all Zone Districts</i>		
Sec. 35-281.4: In all zone districts, a trailer usable for or designed for human habitation may be permitted to be used as a watchman's quarters for a period not to exceed five years subject to issuance of a Minor Conditional Use Permit under Sec. 35-315. and a land use permit under Sec. 35-314., provided: 1. The trailer is accessory to a permanent building, structure, or use. 2. The permittee complies with the State Mobile Home Act. 3. The trailer complies with setbacks and distances between buildings required for buildings or structures.	Sec. 35-132.4: In all zone districts, a trailer usable for or designed for human habitation may be permitted to be used as a watchman's quarters for a period not to exceed five years pursuant to a Minor Conditional Use Permit under Sec. 35-172. and a coastal development permit under Sec. 35-169., provided: 1. The trailer is accessory to a permanent building, structure, or use. 2. The permittee complies with the State Mobile Home Act. 3. The trailer complies with setbacks and distances between buildings required for buildings or structures.	Not included

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
4. The trailer, when added together with other dwelling units on the lot on which the trailer is located, does not exceed the number of dwellings permitted under the applicable zone district.	4. The trailer, when added together with other dwelling units on the lot on which the trailer is located, does not exceed the number of dwellings permitted under the applicable zone district.	
<i>Temporary Dwelling Use of Trailers During Construction of Residential Buildings in all Zone Districts.</i>		
Sec. 35-281.5: In all zone districts, a trailer may be used for a single family dwelling during construction of a residential building for a period of one year or until 30 days after an occupancy permit is issued by a County Building Official or the building is occupied, whichever is earlier, under a Land Use Permit under Sec. 35-314., provided: 1. Said one year period shall be reduced by any period during which the trailer has been illegally occupied at the site.	Sec. 35-132.5(1): In all zone districts, a trailer may be used for a single family dwelling during construction of a residential building for a period of one year or until 30 days after an occupancy permit is issued by a County Building Official or the building is occupied, whichever is earlier, under a coastal development permit under Sec. 35-169., provided: 1. Said one year period shall be reduced by any period during which the trailer has been illegally occupied at the site.	Compare to 17.42.360(B) Temporary Uses, Temporary Use Permit Required 7. Temporary Residence. A mobile home as a temporary residence of the property owner when a valid Building Permit for a new single-family dwelling is in force, or for temporary caretaker quarters during the construction of a subdivision, multi-family, or nonresidential project. The permit may be approved for a specified duration, or upon expiration of the Building Permit, whichever first occurs.
<i>Use of Trailers for Various Purposes in all Zone Districts.</i>		
Sec. 35-281.6(1): Accessory to a permanent building already on the same site, for any use allowed under the provisions of the applicable zoning district and regulations of this Article subject to the following: a. The Conditional Use Permit shall be valid for an initial period not to exceed two (2) years . The Conditional Use Permit may be renewed for additional two (2) year periods under the provisions of Sec. 35-315. subject to the restrictions of this section, provided, however, that the request for the renewal is filed prior to the expiration date of the previously approved Conditional Use Permit, and b. In no case shall the cumulative time period for the Conditional Use Permits and any renewals for the site exceed a maximum of six (6) years unless finding can be made that: (1) A permanent building is under construction on the building site to house the use and to replace the trailer(s) or (2) An active building permit has been issued for a permanent building to be constructed on the building site to house the use and to replace the trailer(s) or (3) The construction of a permanent building on the building site to house the use and to replace the trailer(s) is authorized pursuant to a valid, unexpired, discretionary permit.	Sec. 35-132.6(1): Accessory to a permanent building already on the same site, for any use allowed under the provisions of the applicable zoning district and regulations of this Article subject to the following: a. The Conditional Use Permit shall be valid for an initial period not to exceed two (2) years . The Conditional Use Permit may be renewed for additional two (2) year periods under the provisions of Sec. 35-172. subject to the restrictions of this section, provided, however, that the request for the renewal is filed prior to the expiration date of the previously approved Conditional Use Permit, and b. In no case shall the cumulative time period for the Conditional Use Permits and any renewals for the site exceed a maximum of six (6) years unless a finding can be made that: (1) A permanent building is under construction on the building site to house the use and to replace the trailer(s) or (2) An active building permit has been issued for a permanent building to be constructed on the building site to house the use and to replace the trailer(s) or (3) The construction of a permanent building on the building site to house the use and to replace the trailer(s) is authorized pursuant to a valid, unexpired, discretionary permit.	Compare to 17.42.360(B) Temporary Uses, Temporary Use Permit Required 8. Temporary Structure. A temporary classroom, office, or similar portable structure, including a manufactured or mobile unit, may be approved, for a maximum time period of 12 months , as an accessory use or as the first phase of a development project, in a non-residential district. 9. Temporary Work Trailer. a. A trailer or mobile home may be used as a temporary work site for employees of a business: (1) During construction of a subdivision or other development project when a valid Building Permit is in force; or (2) Upon demonstration by the applicant that the temporary work site is a short-term necessity, while a permanent work site is being obtained. b. A permit for temporary work trailers may be granted for up to 12 months .
<i>Use of Trailers as Offices in Agricultural Districts.</i>		
Sec. 35-281.7: In any agricultural district, trailers may be permitted to be used temporarily primarily for the performance of duties imposed on the owner or lessee of the land in connection with the agricultural activities conducted thereon by federal, state, or county laws or regulations, for the following periods and under the following permits: 1. For less than 30 days without the requirement of a Land Use Permit. 2. For 30 days to one year with a coastal development permit under Sec. 35-314. 3. For over one year pursuant to Minor Conditional Use Permit under Sec. 35-315 and a Land Use Permit under Sec. 35-314. Any extension of the time limits set forth in this Section shall be subject to the approval of the Zoning Administrator. Permits under paragraph 2 or 3., above, shall provide that any such trailers shall be removed from the lot within six (6) months following the effective date of any rezoning of the lot on which the trailer is located to a zone district classification other than agriculture.	Sec. 35-132.7: In any agricultural district, trailers may be permitted to be used temporarily primarily for the performance of duties imposed on the owner or lessee of the land in connection with the agricultural activities conducted thereon by federal, state, or county laws or regulations, for the following periods and under the following permits: 1. For less than 30 days without the requirement of a coastal development permit. 2. For 30 days to one year with a coastal development permit under Sec. 35-169. 3. For over one year pursuant to Minor Conditional Use Permit under Sec. 35-172 and a coastal development permit under Sec. 35-169. Permits under paragraph 2 or 3., above, shall provide that any such trailers shall be removed from the lot within six (6) months following the effective date of any rezoning of the lot on which the trailer is located to a zone district classification other than agriculture.	Compare to 17.42.360(B) Temporary Uses, Temporary Use Permit Required 8. Temporary Structure. A temporary classroom, office, or similar portable structure, including a manufactured or mobile unit, may be approved, for a maximum time period of 12 months , as an accessory use or as the first phase of a development project, in a non-residential district. 9. Temporary Work Trailer. a. A trailer or mobile home may be used as a temporary work site for employees of a business: (1) During construction of a subdivision or other development project when a valid Building Permit is in force; or (2) Upon demonstration by the applicant that the temporary work site is a short-term necessity, while a permanent work site is being obtained. b. A permit for temporary work trailers may be granted for up to 12 months .
<i>Use of Trailers for Single Family Dwelling for Full Time Farm Workers in All Zone Districts; not Including Farm Labor Camps</i>		
Sec. 35-281.8: In all zone districts, pursuant to a Minor Conditional Use Permit under Sec. 35-315 and a Coastal Development Permit under Sec. 35-314., trailers may be used for a period not to exceed five years as single family dwellings by workers (either employees or owners) engaged full time in agriculture on the farm or ranch on which the trailer will be located, provided: 5. The permit provides that the trailer shall be removed from the premises within six (6) months following the discontinuance of use of the premises for agricultural purposes.	Sec. 35-132.8: In all zone districts, pursuant to a Minor Conditional Use Permit under Sec. 35-172 and a Coastal Development Permit under Sec. 35-169., trailers may be used for a period not to exceed five years as single family dwellings by workers (either employees or owners) engaged full time in agriculture on the farm or ranch on which the trailer will be located, provided: 5. The permit provides that the trailer shall be removed from the premises within six (6) months following the discontinuance of use of the premises for agricultural purposes.	Not included. Compare to Farmworker Housing and Farmworker Housing Complex.

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6. Minor Conditional Use Permits granted pursuant to the regulations of this Section may be renewed for additional five (5) year periods of time if application for renewal is made to the Planning and Development Department prior to the expiration of the Conditional Use Permit.	6. Minor Conditional Use Permits granted pursuant to the regulations of this Section may be renewed for additional five (5) year periods of time if application for renewal is made to the Planning and Development Department prior to the expiration of the Conditional Use Permit.	
<i>Use of Trailers for Housing in Farm Labor Camps in the Agriculture II District</i>		
Sec. 35-281.9: In the AG-II District, trailers may be permitted to be used for housing persons engaged full time in agriculture on farms or ranches other than the one on which the trailer is located, for housing persons engaged full time in agriculture on farms or ranches, other than the one on which the trailer is located, pursuant to a Major Conditional Use Permit under Sec. 35-315. And a Land Use Permit under Sec. 35-314, provided the permit shall provide that any such trailer shall be removed from the lot within six (6) months following the effective date of any rezoning of the lot on which the trailer is located to a zone district classification other than Agriculture II District.	Sec. 35-132.9: In the AG-II District pursuant to a Major Conditional Use Permit, trailers to be used in farm labor camps, as defined in Sec. 35-58, for housing persons engaged full time in agriculture on farms or ranches, provided the permit shall provide that any such trailer shall be removed from the lot within six (6) months following the effective date of any rezoning of the lot on which the trailer is located to a zone district classification other than Agriculture II District.	Not included. Compare to Farmworker Housing and Farmworker Housing Complex.
<i>Storage of Trailers as an Accessory Use to a Residential Use.</i>		
Sec. 35-281.10: The storage of trailers designed for or capable of human habitation or occupancy shall be classified as an accessory use to a residential use only if the trailer does not exceed eight feet in width, 13 feet 6 inches in height (as measured from the surface upon which the vehicle stands), and 40 feet in length . All such trailers shall be screened from view from abutting streets.	Sec. 35-132.10: The storage of trailers designed for or capable of human habitation or occupancy shall be classified as an accessory use to a residential use only if the trailer does not exceed eight feet in width, 13 feet 6 inches in height (as measured from the surface upon which the vehicle stands), and 40 feet in length . All such trailers shall be screened from view from abutting streets.	Not included
<i>Temporary Use After Destruction of Dwelling.</i>		
Sec. 35-281.11: If an occupied dwelling is destroyed by an accident or natural disaster, such as fire, flood, earthquake, etc., the Director or authorized representative may approve temporary Land Use Permit for a 90-day period for emergency use of a trailer for a dwelling, provided 1) no trailer is illegally located on the lot, and 2) an application for a trailer has been filed under another subsection of this Sec. 35-281, Trailer Use.	Sec. 35-132.11: If an occupied dwelling is destroyed by an act of God, such as fire, flood, earthquake, etc., the Director or his duly authorized representative may approve a temporary coastal development permit for a 90-day period for emergency use of a trailer for a dwelling, provided 1) no trailer is illegally located on the lot, and 2) an application for a trailer has been filed under another subsection of this Sec. 35-132, Trailer Use.	Not included
Sec. 35-283 Carnivals, Circuses, etc. A temporary Land Use Permit may be approved by the Director of duly authorized representative for carnivals, circuses, and similar activities, including, but not limited to, art and craft fairs, outdoor shooting galleries, menageries, merry-go-rounds, ferris wheels, shooting matches, turkey shoots, tent shows, trained animal shows, amusement parlors, penny arcades, prizefights, and wrestling matches, in any commercial or industrial district but in no other districts, upon written application and provided: 1) they do not continue for more than five (5) consecutive days	Sec. 35-133: Carnivals, Circuses, etc. A temporary coastal development permit may be approved by the Director of his duly authorized representative for carnivals, circuses, and similar activities, including, but not limited to, art and craft fairs, outdoor shooting galleries, menageries, merry-go-rounds, ferris wheels, shooting matches, turkey shoots, tent shows, trained animal shows, amusement parlors, penny arcades, prizefights, and wrestling matches, in any commercial or industrial district but in no other districts, upon written application and provided: 1) they do not continue for more than five (5) consecutive days	17.42.360(B): Temporary Uses, Temporary Use Permit Required 1. Special Events and Sales. Short term special events, outdoor sales, and displays that do not exceed three consecutive days , may be permitted in accordance with the following standards: a. Location. Events are limited to non-residential districts. b. Number of Events. No more than four events at one site shall be allowed within any 12-month period. c. Time Limit. When located adjacent to a Residential District, the hours of operation shall be limited to 8:00 a.m. to 9:00 p.m. AND 17.42.360(C): Temporary Uses, Administrative Use Permit Required in Certain Circumstances. Administrative Use Permits shall be required for the following uses: 1. Amusement rides, carnivals, circuses, concerts, live entertainment, outdoor entertainment/sporting events, and tent revivals for 10 consecutive days or less, or five two-day weekends, within a 12-month period.
Sec. 35-284 Lot Line Adjustments	Not included.	Not included.
35-284.A.3: ...A lot line adjustment may be approved that results in nonconforming (as to size) parcels provided that it complies with subsection a or b listed below: a. The Lot Line Adjustment satisfies all of the following requirements: i. Four or fewer existing parcels are involved in the adjustment; and... iii. The Lot Line Adjustment shall not result in a greater number of residential developable parcels than existed prior to the adjustment... Otherwise, to be deemed a residentially developable parcel for the purposes of this subsection only, existing and proposed parcels shall satisfy all of the following criteria as set forth in the County Comprehensive Plan and zoning and building ordinances: 4. Slope Stability: Development of the parcel including infrastructure avoids slopes of thirty (30) percent or greater.		Not included

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35-284.B: A Lot Line Adjustment proposed on agricultural zoned parcels which are under Agricultural Preserve Contract pursuant to the County Agricultural Program Uniform Rules shall only be approved provided the following findings are made: 2. The new contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but not for less than 10 years. 4. At least 90 percent of the land under the former contract or contracts remains under the new contract or contracts.		Not included
Sec. 35-285: Parking Lot Sales In any C-2, C-3, or SC zone district, the operator of an existing retail store, shop, or establishment may apply for either a Land Use Permit under Sec. 35-314 and a Minor Conditional Use Permit, under Sec. 35-315 or merely a Land Use Permit for a parking lot sale. If the proposed sale when added together with the establishment's other parking lot sales within the same calendar year exceeds four (4) days , a Minor Conditional Use Permit shall be required prior to the issuance of a Land Use Permit. If the proposed sale when added together with the establishment's other parking lot sales within the same calendar year does not exceed four (4) days , the application shall be made to the Director for a Land Use Permit. The Director shall not issue the permit unless the Director finds that the proposed sale will not be detrimental to the public health, safety, and welfare and the adequate on-premise pedestrian access and parking will exist during the proposed sale. The Director may impose any reasonable conditions in the permit necessary to protect and preserve the public health, safety, and welfare.	Sec. 36-135: Parking Lot Sales In any C-2, C-3, or SC zone district, the operator of an existing retail store, shop, or establishment may apply for either a coastal development permit under Sec. 35-169 and a Minor Conditional Use Permit, under Sec. 35-172 or merely a coastal development permit for a parking lot sale. If the proposed sale when added together with the establishment's other parking lot sales within the same calendar year exceeds four days , a Minor Conditional Use Permit shall be required prior to the issuance of a coastal development permit. If the proposed sale when added together with the establishment's other parking lot sales within the same calendar year does not exceed four days , the application shall be made to the Director for a coastal development permit. The Director shall not issue the permit unless the Director finds that the proposed sale will not be detrimental to the public health, safety, and welfare and the adequate on-premise pedestrian access and parking will exist during the proposed sale. The Director may impose any reasonable conditions in the permit necessary to protect and preserve the public health, safety, and welfare.	Compare to 17.42.360(B) Temporary Uses, Temporary Use Permit Required 2. Temporary Outdoor Sales. Temporary outdoor sales—including, but not limited to, grand opening events, and other special sales events—may be permitted in accordance with the following standards: a. Temporary outdoor sales shall be part of an existing business on the same site. b. Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated. c. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic. Pursuant to 17.55.060(E), the Zoning Administrator may impose reasonable conditions deemed necessary to achieve the required findings for a Temporary Use Permit.
Sec. 35-286: Temporary Second Dwellings In any district where an existing structure is to be used for dwelling purposes on a temporary basis during the construction on the same lot of another structure to be used for dwelling purposes, a Land Use Permit for such structure to be constructed may be issued by the Director, subject to execution of an agreement by the property owner that said existing structure will be removed, converted or reconverted to a permitted accessory building within three months after commencement of the occupancy of the newly constructed dwelling and subject to the receipt by the County of a performance security in an amount designated by the County Building Official and in form and content acceptable to the County Counsel, assuring the performance of said property owner's obligations set forth in said agreement.	Sec. 35-137: Temporary Second Dwellings In any district where an existing structure is to be used for dwelling purposes on a temporary basis during the construction on the same lot of another structure to be used for dwelling purposes, a coastal development permit for such structure to be constructed may be issued by the Director, subject to execution of an agreement by the property owner that said existing structure will be removed, converted or reconverted to a permitted accessory building within three months after commencement of the occupancy of the newly constructed dwelling and subject to the receipt by the County of a performance security in an amount designated by the County Building Official and in form and content acceptable to the County Counsel, assuring the performance of said property owner's obligations set forth in said agreement.	Not included.
Sec. 35-287 Signs and Advertising Structures No numeric standards.	Sec. 35-138 Signs and Advertising Structures	Adopted Sign Regulations compared to proposed sign regulations (17.41) elsewhere.
Sec. 35-288 Exterior Lighting No numeric standards.	Sec. 35-139 Exterior Lighting No numeric standards.	Current Outdoor Lighting Guidelines compared to proposed lighting standards (17.36) elsewhere.
Sec. 35-289 Landscape Plans No numeric standards.	Not included.	17.35.070 Landscape Plans
Not included	Sec. 35-140 Tree Removal Sec. 35-140.2: A Coastal Development Permit under Sec. 35-169. shall be required for the removal of any tree which is six inches or more in diameter measured four (4) feet above the ground and six feet or more in height and which is 1) located in a County street right-of-way or 2) located within 50 feet of any major or minor stream except when such trees are removed for agricultural purposes; or 3) oak trees; or 4) used as a habitat by the Monarch Butterflies.	Not included.
Sec. 35-290 Pipelines 35-290.1(2): All gas transmission and distribution lines excluding public utility gas lines less than 12 inches in diameter.	Not Included	Sec 17.38.050 Oil and Gas Pipelines A. Applicability. The regulations in this Section apply to: 1. Pipelines that extend outside an oil and gas facility (i.e., transmission and distribution lines). 2. Pipelines transporting oil and gas or related content from or to an offshore area. 3. Facilities related to the pipeline, including simple, in-line pump stations and oil storage.

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35-290.3: ...The following information, in place of that listed in Sec. 35-317., must be filed with a Preliminary or Final Development Plan application: 2. A plot showing: f. Location and type of existing and proposed structures within fifty (50) feet of the pipeline right-of-way.		Not included.																								
35-290.5(1)(a): Except in an emergency, no materials, equipment, tools, or pipes shall be delivered to or removed from a pipeline construction site through streets within any residential zone district between the hours of 9:00 p.m. and 7:00 a.m. of the next day.		17.38.040 Development Standards H. Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.																								
35-290.5(2): In addition, the following standards may be applied to the extent deemed necessary by the Planning Commission: b. Disturbed areas shall jointly inspected by the applicant and the County staff one (1) year after completion of construction to assess the effectiveness of the revegetation and restoration program. This inspection shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until no additional monitoring is deemed necessary to the Planning and Development Department. Inspection results shall be submitted annually to the Planning and Development Department, and additional treatment of the site will be applied as deemed necessary by said department. c. Above ground sections of the pipeline and related facilities expecting those emplaced on a temporary basis for testing period not to exceed one (1) year, shall be visually compatible with the present and anticipated surrounding by use or all of the following measures where applicable...		17.38.050(B)(5)(c): Annual Surveys to Assess Effectiveness. For projects for which a revegetation plan and/or habitat restoration plan has been prepared, the affected pipeline segment must be resurveyed 12 months after completion of construction to assess the effectiveness of the revegetation and restoration program. Subsequent surveys must be completed and submitted to the Zoning Administrator on an annual basis to demonstrate progress in returning the site to pre-construction conditions, until such time that the Zoning Administrator determines that additional monitoring is no longer necessary.																								
Sec. 35-291 Residential Second Units	Sec. 35-142 Residential Second Units	17.42.330 Second Dwelling Units																								
35-291.5(2): No more than one residential second unit shall be permitted on any one lot.		17.42.330(B)(1)(a): No more than one second dwelling unit is permitted on any one lot.																								
35-291.5(3): No residential second unit shall be permitted on a lot if there is a legal residential second unit located, or approved to be located, on another lot with frontage on the same side of the street and either of the following conditions exist: (a) the lot with a legal residential second unit is within 300 feet of the property line of the lot proposed for the second unit; or (b) there are less than three lots separating the two properties.	35-142.5(3): No residential second unit shall be permitted on a lot if there is a legal residential second unit located, or approved to be located, on another lot with frontage on the same side of the street and either of the following conditions exist: (a) the lot with a legal residential second unit is within 300 feet of the property line of the lot proposed for the second unit; or (b) there are less than three lots separating the two properties.	Not included.																								
35-291.5(5): The minimum lot size on which an attached residential second unit may be located shall be 7,000 square feet. The minimum lot size on which a detached residential second unit may be located shall be 10,000 square feet.	35-142.5(5): The minimum lot size on which an attached residential second unit may be located shall be 7,000 square feet. The minimum lot size on which a detached residential second unit may be located shall be 10,000 square feet.	17.42.330(B) (2)(a): The minimum lot size on which an attached second dwelling unit may be located is 7,000 square feet. (3)(b): The minimum lot size on which a detached second dwelling unit may be located is 10,000 square feet.																								
35-291.5(6): The maximum residential second unit size for new units shall not exceed the following standards: <table border="1"> <thead> <tr> <th>Lot Size</th> <th>Maximum 2nd Unit Size</th> </tr> <tr> <th>(Net Lot Area)</th> <th>(Gross Floor Area)</th> </tr> </thead> <tbody> <tr> <td>7,000-9,999*</td> <td>400 sq. ft.</td> </tr> <tr> <td>10k-19,999 sq. ft.</td> <td>600 sq. ft.</td> </tr> <tr> <td>20,000-1 acre</td> <td>800 sq. ft.</td> </tr> <tr> <td>over one acre</td> <td>1,000 sq. ft.</td> </tr> </tbody> </table> *As set forth in Section 35-291.5.5 above, this standard only applies to attached residential second units, as the minimum lot size for a detached residential second unit is 10,000 square feet.	Lot Size	Maximum 2nd Unit Size	(Net Lot Area)	(Gross Floor Area)	7,000-9,999*	400 sq. ft.	10k-19,999 sq. ft.	600 sq. ft.	20,000-1 acre	800 sq. ft.	over one acre	1,000 sq. ft.	35-142.5(6): The maximum residential second unit size for new units shall not exceed the following standards: <table border="1"> <thead> <tr> <th>Lot Size</th> <th>Maximum 2nd Unit Size</th> </tr> <tr> <th>(Net Lot Area)</th> <th>(Gross Floor Area)</th> </tr> </thead> <tbody> <tr> <td>7,000-9,999*</td> <td>400 sq. ft.</td> </tr> <tr> <td>10k-19,999 sq. ft.</td> <td>600 sq. ft.</td> </tr> <tr> <td>20,000-1 acre</td> <td>800 sq. ft.</td> </tr> <tr> <td>over one acre</td> <td>1,000 sq. ft.</td> </tr> </tbody> </table> *As set forth in Section 35-142.5.5 above, this standard only applies to attached residential second units, as the minimum lot size for a detached residential second unit is 10,000 square feet.	Lot Size	Maximum 2nd Unit Size	(Net Lot Area)	(Gross Floor Area)	7,000-9,999*	400 sq. ft.	10k-19,999 sq. ft.	600 sq. ft.	20,000-1 acre	800 sq. ft.	over one acre	1,000 sq. ft.	17.42.330(B)(1)(d): The minimum gross floor area of a second unit is 300 square feet. The maximum gross floor area approvable "by right" is 800 square feet; additional floor area requires discretionary approval of the Planning Commission. No second unit can be larger than 40 percent of the existing original floor area of the primary unit.
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35-291.5(9): An attached residential second unit shall share at least one common wall with the living area of the principal dwelling.	35-142.5(9): An attached residential second unit shall share at least one common wall with the living area of the principal dwelling.	17.42.330(B)(2)(b): An attached second dwelling unit must share at least one common wall with the living area of the principal dwelling.																								
35-291.5(10): In no event shall an attached residential second unit be larger than thirty percent (30%) of the original living area unless the original living area is less than 1,000 square feet, in which case the attached residential second unit shall not be larger than 300 square feet.	35-142.5(10): In no event shall an attached residential second unit be larger than thirty percent (30%) of the original living area unless the original living area is less than 1,000 square feet, in which case the attached residential second unit shall not be larger than 300 square feet.	17.42.330(B)(1)(d): ... No second unit can be larger than 40 percent of the existing original floor area of the primary unit.																								

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35-291.5(11): The minimum gross floor area of an attached residential second unit shall be three hundred (300) square feet .	Sec. 35-142.5(11): The minimum gross floor area of an attached residential second unit shall be three hundred (300) square feet .	17.42.330(B)(1)(d): The minimum gross floor area of a second unit is 300 square feet . The maximum gross floor area approvable "by right" is 800 square feet ; additional floor area requires discretionary approval of the Planning Commission....
35-291.5(12): The total gross floor area of all covered structures, including an attached residential second unit, shall not exceed forty percent (40%) of the gross lot area .	35-142.5(12): The total gross floor area of all covered structures, including an attached residential second unit, shall not exceed forty percent (40%) of the gross lot area .	Compare to 17.03.130 Determining Lot Coverage (includes second dwelling units) Maximum Lot Coverage Standards by District in Table 17.07.030 (30-40% for Residential Districts)
35-291.5(13): No attached residential second unit shall cause the height of the principal dwelling to exceed the height limitation for the applicable zoning district. If the attached second residential second unit is not located above any portion of the existing principal dwelling, the maximum height of such unit shall not exceed sixteen feet (16') .	35-142.5(13): No attached residential second unit shall cause the height of the principal dwelling to exceed the height limitation for the applicable zoning district. If the attached second residential second unit is not located above any portion of the existing principal dwelling, the maximum height of such unit shall not exceed sixteen feet (16') .	17.42.330(B)(2)(c): If the attached second dwelling unit is not located above any portion of the existing principal dwelling, the maximum height of such unit must not exceed 16 feet .
35-291.5(18): No detached residential second unit shall be located forward of the principal dwelling on lot sizes under one acre . The distance between the principal dwelling and a detached residential second unit shall be at least ten (10) feet .	35-142.5(18): No detached residential second unit shall be located forward of the principal dwelling on lot sizes under one acre . The distance between the principal dwelling and a detached residential second unit shall be at least ten (10) feet .	17.42.330(B)(3)(a): The distance between the principal dwelling and a detached second dwelling unit must be at least 10 feet .
35-291.5(19): In addition to the required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot that the residential second unit is located on for (a) each bedroom in the residential second unit and (b) for each studio unit . Additional parking shall be provided in accordance with the applicable parking regulations of the base zoning district. No parking shall be permitted within the front or side setback area and in no case shall the required number of parking spaces for a residential second unit be reduced.	35-142.5(19): In addition to the required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot that the residential second unit is located on for (a) each bedroom in the residential second unit and (b) for each studio unit. Additional parking shall be provided in accordance with the applicable parking regulations of the base zoning district. No parking shall be permitted within the front or side setback area and in no case shall the required number of parking spaces for a residential second unit be reduced.	Per Table 17.39.040(A)(2): 1 space per bedroom, 1 space if studio unit
35-291.5(20): In addition to the application of the City's standard design guidelines and policies, the Director shall consider the following standards: d. No principal structure that includes a residential second unit shall extend beyond a daylight plane having a height of 12 feet above the elevation of existing grade at each side lot line and a line drawn from that point inward towards the center of the lot at an angle of 45 degrees from the horizontal. Chimneys may extend beyond the daylight plane to the minimum extent necessary to comply with the uniform building code. e. Detached residential second units shall be limited to a single story and the height shall not exceed 16 feet at any point , measured from the elevation of the existing grade directly below.	35-142.5(20): In addition to the application of the City's standard design guidelines and policies, the Director shall consider the following standards: d. No principal structure that includes a residential second unit shall extend beyond a daylight plane having a height of 12 feet above the elevation of existing grade at each side lot line and a line drawn from that point inward towards the center of the lot at an angle of 45 degrees from the horizontal. Chimneys may extend beyond the daylight plane to the minimum extent necessary to comply with the uniform building code. e. Detached residential second units shall be limited to a single story and the height shall not exceed 16 feet at any point , measured from the elevation of the existing grade directly below.	Not included.
35-291.5(21): A residential second unit shall have no more than two (2) bedrooms .	35-142.5(21): A residential second unit shall have no more than two (2) bedrooms .	17.42.320(B)(2)(g): A residential second unit can have no more than two bedrooms .
35-291.7(1): Upon acceptance of a complete application and payment of all required processing fees, the Director shall give written notice of the application to all property owners within a 500-foot radius of the property for which a second unit application is made, as shown on the latest equalized assessment roll.	35-142.7(1): Upon acceptance of a complete application and payment of all required processing fees, the Director shall give written notice of the application to all property owners within a 500-foot radius of the property for which a second unit application is made, as shown on the latest equalized assessment roll.	Not included.
35-291.7(2): Upon a decision on the application, notice of the right of interested persons to appeal the decision of the Director shall be given in the manner described in paragraph (1) above, at least ten (10) days prior to the effective date of a decision by the Director. In addition, the property shall be posted in the manner described in Section 35-326.3 of this chapter.	35-142.7(2): Upon a decision on the application, notice of the right of interested persons to appeal the decision of the Director shall be given in the manner described in paragraph (1) above, at least ten (10) days prior to the effective date of a decision by the Director. In addition, the property shall be posted in the manner described in Section 35-181.3 of this chapter.	Not included.
35-291.9: Decisions of the Director approving or denying an application for a residential second unit shall be subject to an appeal by the applicant or any interested person to the Planning Agency in accordance with procedures set forth in Section 35-327 (Appeals) of this Chapter. The Planning Agency may, in its discretion, refer the appeal to a City hearing officer who shall hear the appeal no more than sixty (60) days from the date of the filing of the appeal unless the appellant requests or agrees to an extension of the hearing date. The City Manager or his designee shall be the hearing officer for the city. The appellant and/or applicant shall be notified by regular mail of the date, time and place set for the hearing at least ten (10) days prior to the hearing and shall be provided with all reports provided to the hearing officer. The decision of the Planning Agency or City hearing officer may be appealed to the City Council in accordance with the procedures set forth in Section 35-327 of this Chapter.	35-142.9: Decisions of the Director approving or denying an application for a residential second unit shall be subject to an appeal by the applicant or any interested person to the Planning Agency in accordance with procedures set forth in Section 35-182 (Appeals) of this Chapter. The Planning Agency may, in its discretion, refer the appeal to a City hearing officer who shall hear the appeal no more than sixty (60) days from the date of the filing of the appeal unless the appellant requests or agrees to an extension of the hearing date. The City Manager or his designee shall be the hearing officer for the city. The appellant and/or applicant shall be notified by regular mail of the date, time and place set for the hearing at least ten (10) days prior to the hearing and shall be provided with all reports provided to the hearing officer. The decision of the Planning Agency or City hearing officer may be appealed to the City Council in accordance with the procedures set forth in Section 35-182 of this Chapter.	Not included.

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Sec. 35-291 Residential Agricultural Units	Not Included.	Not included.
Note: Based on Sec. 35-291B.5, these standards have expired but are still referenced when considering residential agricultural units. One Attached Residential Second Unit per legal lot in AG-I-5, AG-I-10, and AG-I-20 as a permitted use. The Residential Agricultural Unit provided for the possibility of a second unit in AG-I-40, AG-II-40, Ag-II-100, and AG-II-320.		Under the Proposed regulations, Farmworker Housing Complex is a permitted use pursuant to Table 17.12.020. Second dwelling units are not a permitted use.
35-291B.3: ...In addition to the information contained within the Land Use application, or Minor Conditional Use Permit application, the following shall be submitted: 1. If the proposed Residential Agricultural Unit is detached, a site plan showing the location of the principal dwelling unit, all of the existing agricultural and non-agricultural accessory structures, the location of the proposed Residential Agricultural Unit, and the location of infrastructure serving the existing development and proposed to serve the RAU. The combined building site area dedicated to residential uses (including the principal unit and Residential Agricultural Unit) shall not exceed three (3) percent of the lot area or two (2) acres, which ever is smaller.		Not included.
35-291B.5(3): No more than one Residential Agricultural Unit (either attached or detached) shall be permitted on any one lot.		Not included. Farmworker Housing Complex allows for a maximum of 12 residential units occupied exclusively by farmworkers and their households.
35-291B.5(4): The living area of an attached Residential Agricultural Unit shall not exceed 1,000 square feet. The gross floor area and associated detached garage space of a detached Residential Agricultural Unit shall not exceed 3,000 square feet.		Not included.
35-291B.5(5):The maximum size of a Residential Agricultural Unit built and first occupied prior to February 7, 1996 may exceed the limits listed in item 4 above by up to 20 percent ...provided that an application to legalize the unit is submitted no later than two years from July 6, 1999. If the existing unit is found to be of historical ... the size of the unit may exceed 20 percent of the gross floor area listed in item 4 above. ... This section shall expire two (2) years from the adoption of this ordinance unless, after a public notice hearing on the results of these amendments, the Board of Supervisors adopts an extension of this expiration date.		Not included.
35-291B.6.a(3): The minimum gross floor area of a Residential Agricultural Unit shall be three hundred (300) square feet.		Not included.
35-291B.6.a(4): A Residential Agricultural Unit shall not exceed 16 feet in height. However, this height limit may be exceeded when an attached Residential Agricultural Unit is wholly contained within an existing principal dwelling.		Not included.
35-291B.6.b(1): All development, associated with a Residential Agricultural Unit, including perimeter fencing, shall be confined to a maximum area of one (1) acre.		Not included.
35-291B.8: The Residential Agricultural Unit (RAU) program is to be implemented on a temporary basis limited to 5 years from the date of adoption of the RAU Ordinance. Within 5 years of the adoption of the RAU Ordinance, Planning & Development shall prepare and present a report to the Planning Commission and the Board of Supervisors The Board of Supervisors may consider modification, extension or repeal of the existing RAU Ordinance if the report indicates a need to modify or abandon the program...If the Board of Supervisors fails to take the necessary action to modify or extend the program, the RAU ordinance will expire five-years from the date of adoption.		Not applicable.
Sec. 35-292 Historical Parks	Not Included.	Chapter 17.34 Historic Resource Preservation is included as a placeholder for a forthcoming ordinance.
35-292.3: Historical structures may be expanded by no more than fifteen (15) percent of the gross floor area as necessary to meet State and structural code requirements (e.g., UBC, UPC)., The Planning Commission may grant a modification to this standard to permit one historical structure to be expanded up to forty		

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(40) percent of its gross floor area. Expansion based upon restoration to pre-existing size from present size shall not be defined as expansion under the percentage increase...		
35-292.5: In all historic parks: c. A majority of each structure's gross floor area shall be devoted to non-commercial educational or historical displays or exhibits. If a modification is granted to one building, then thirty-five (35) percent of that building's gross floor area shall be devoted to non-commercial educational or historical displays or exhibits in addition to a majority of the remaining buildings' gross square footage.		
Sec. 35-292a Community Care Facilities/Family Day Care	Sec. 35-143 Community Care Facilities/Family Day Care	
35-292a.2: Large Family Day Care Homes shall be considered a residential use pursuant to this Article, provided that the use meets all of the following criteria: 2. The property is located more than three hundred (300) feet from any other Large Family Day Care Home and approval will not result in overconcentration... Review of Large Family Day Care Homes pursuant to this Section is deemed a ministerial action exempt from the California Environmental Quality Act. The Land Use Permit approval shall be noticed pursuant to Section 35-326.3, and shall be mailed to all property owners within a three hundred (300) foot radius of the site at permit approval.	35-143.2(2): Large Family Day Care Homes shall be considered a residential use pursuant to this Article, provided that prior to the issuance of a land use permit, the Zoning Administrator shall make the following findings: 2. The property is located more than three hundred (300) feet from any other Large Family Day Care Home and approval will not result in over concentration. The approval of Large Family Day Care Homes pursuant to this Section shall be deemed a ministerial action which is exempt from the California Environmental Quality Act. Notice shall be given of the proposed use at least ten (10) days prior to the date of the Zoning Administrator's decision to all owners shown on the last equalized assessment roll as owning real property within a three hundred (300) foot radius of the exterior boundaries of the proposed Large Family Day Care Home. No hearing on the application shall be held unless a hearing is requested by the applicant or other affected person. The Zoning Administrator's decision may be appealed to the Board of Supervisors pursuant to the provisions of Section 35-1 S2.3.	17.42.130(A): A. Location. Large Family Day Care homes must be located at least 300 linear feet apart along the fronting street from any other Large Family Day care home. In no case shall any residential property have more than one Large Family Day Care home adjacent to its property line.
35-292a.3: Non-Residential Care Facilities shall be permitted in the C-2, General Commercial, CN Neighborhood Commercial, and C-1 Limited Commercial zone districts with a Land Use Permit (i.e., no Development Plan) provided that the facility meets all of the following criteria: 3. Outdoor play areas are separated from abutting uses by a solid masonry wall not less than four feet in height. 5. The number of students does not exceed 30 and the total gross square footage of the facility including outdoor play areas does not exceed 5,000 square feet. Review of Non-Residential Child Care facility pursuant to this Section is deemed a ministerial action exempt from the California Environmental Quality Act. Notice of the Land Use Permit approval shall be noticed pursuant to Section 35-326.3, and shall be mailed to all property owners within a three hundred (300) foot radius of the site at permit approval.		Standards not included. Day Care Facilities allowed with Administrative Use Permit in CR, CC, and OT.
35-292a.4: Special Care Homes that serve 14 or fewer persons shall be considered a Permitted use, provided that the Home meets the following standards...		Compare to Residential Care Facilities, Small: A facility providing care for six or fewer persons. Small Residential Care Facilities are permitted as a single-family residential use in any zone where residential uses are permitted.
Sec. 35-292b Ridgeline and Hillside Development Guidelines	Sec. 35-144 Ridgeline and Hillside Development Guidelines	Not included.
35-292b.2: All structures proposed to be constructed in any zone district where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint shall be reviewed by the Board of Architectural Review, for conformity with the Development Guidelines, as set forth in Sec. 35- 393b.3.	35-144.2: All structures proposed to be constructed in any zone district where there is a 16 foot drop in elevation within 100 feet in any direction from the proposed building footprint shall be reviewed by the Board of Architectural Review, for conformity with the Development Guidelines, as set forth in Sec. 35- 144.3.	
35-292b.3: Urban Areas: a. The height of any structure should not exceed 25 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structure's location. (See definition of building height). Rural and Inner Rural Areas:	35-144.3 Urban Areas: A. The height of any structure should not exceed 25 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structure's location. (See definition of building height, page 3). Rural and Inner Rural Areas:	

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a. The height of any structure should not exceed 16 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structural location. Exemptions: 3. The proposed site is on or adjacent to a minor topographic variation (i.e. gully), such that the 16 foot drop in elevation is not due to a true ridgeline or hillside condition. (RMD Finding)	A. The height of any structure should not exceed 16 feet wherever there is a 16 foot drop in elevation within 100 feet of the proposed structural location. Exemptions: 3. The proposed site is on or adjacent to a minor topographic variation (i.e. gully), such that the 16 foot drop in elevation is not due to a true ridgeline or hillside condition. (P&D Finding)	
Sec. 35-292c Local Design Standards	Sec. 35-144A Local Design Standards	Not included.
No numeric standards.		
Sec. 35-292d Applications that are Within the Jurisdiction of More Than One Final Decision Maker	Sec. 35-144B Applications that are Within the Jurisdiction of More Than One Final Decision Maker	Not included.
35-292d: When two or more applications are submitted that relate to the same development project and the individual application would be under the separate jurisdiction of more than one decision-maker , all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction...	34-144B: When two or more applications are submitted that relate to the same development project and the individual application would be under the separate jurisdiction of more than one decision-maker , all applications for the project shall be under the jurisdiction of the decision-maker with the highest jurisdiction...	
Sec. 35-292e Hazardous Waste Generators	Sec. 35-144E Hazardous Waste Generators	For Hazardous materials regulations, see 17.40.070
Not applicable.		
Sec. 35-292f Density Bonus for Affordable Housing Projects	Sec. 35-144C Density Bonus for Affordable Housing Projects	Chapter 17.28 Density Bonuses and Other Incentives
35-292f.2: A new housing development of five or more dwelling units (excluding any density bonus units) is eligible for the Density Bonus Program and is considered a "qualifying housing development" if it complies with the requirements of this Section and falls within one or more of the subcategories listed pursuant to Government Code Section 65915-65918 or successor statutes. a. At least 20 percent of the dwelling units are targeted for sale or rent to low income households (as defined in the Housing Guidelines). The Density Bonus shall not be included when determining the number of housing units which is equal to 20 percent of the total units. b. At least 10 percent of the dwelling units are targeted for sale or rent to very low income households (as defined in the Housing Guidelines). The Density Bonus shall not be included when determining the number of housing units which is equal to 10 percent of the total units. c. At least 50 percent of the dwelling units are specifically designed and targeted for sale or rent to persons who are "qualifying residents" or as defined in California Civil Code Section 51.2 and 51.3. The density bonus shall not be included when determining the number of housing units which is equal to 50 percent of the total units.	35-144C.2: A new housing development of five or more dwelling units (excluding any density bonus units) is eligible for the Density Bonus Program and is considered a "qualifying housing development" if it complies with the requirements of this Section and falls within one or more of the subcategories listed pursuant to Government Code Section 65915-65918 or successor statutes. Density Bonus Projects Pursuant to Government Code Sec. 65915 a. At least 20 percent of the dwelling units are targeted for sale or rent to low income households (as defined in the Housing Guidelines). The density bonus shall not be included when determining the number of housing units which is equal to 20 percent of the total units. b. At least 10 percent of the dwelling units are targeted for sale or rent to very low income households (as defined in the Housing Guidelines). The density bonus shall not be included when determining the number of housing units which is equal to 10 percent of the total units. c. At least 50 percent of the dwelling units are specifically designed and targeted for sale or rent to persons who are "qualifying residents" or as defined in California Civil Code Section 51.2 and 51.3. The density bonus shall not be included when determining the number of housing units which is equal to 50 percent of the total units.	Defers to State law (17.28.020(A))
35-292f.3: When a developer proposes a qualifying housing development within the jurisdiction of the County, the County shall provide one of the two following development incentives: a. A density bonus of 25 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use designation...	35-144C.3: When a developer proposes a qualifying housing development within the jurisdiction of the County, the County shall provide one of the two following development incentives: a. A density bonus of 25 percent over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use designation...	Defers to State law (17.28.020(A))
35-292f.3: When a developer proposes a qualifying housing development within the jurisdiction of the County, the County shall provide one of the two following development incentives: a. ... plus at least one additional development incentive identified in Section 35-292e.4. The additional incentive shall not be provided if the County makes the written finding as required by Government Code Sec. 65915 (B)(3).	35-144C.3: When a developer proposes a qualifying housing development within the jurisdiction of the County, the County shall provide one of the two following development incentives: a. ... plus at least one additional development incentive identified in Section 35-144C.4. The additional incentive shall not be provided if the County makes the written finding as required by Government Code Sec. 65915 (B)(3).	Defers to State law (17.28.020(A))
35-292f.4(1): MODIFICATION OF DEVELOPMENT STANDARDS: A reduction in site development standards or a modification of zoning requirements, including but not limited to a reduction of the minimum open space requirement to 30% , allowing zero side yard setbacks throughout the development, building height, distance between buildings, setbacks, parking, building coverage, screening, or a reduction in architectural design requirements which exceed minimum building code standards.	35-144C.4(1): MODIFICATION OF DEVELOPMENT STANDARDS: A reduction in site development standards or a modification of zoning requirements, including but not limited to a reduction of the minimum open space requirement to 30% , allowing zero side yard setbacks throughout the development, building height, distance between buildings, setbacks, parking, building coverage, screening, or a reduction in architectural design requirements which exceed minimum building code standards.	Defers to State law (17.28.020(A))

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
35-292f.4(3): ADDITIONAL DENSITY BONUS: The approval of a density bonus which is greater than the maximum allowable density and may, when involved with standard density bonus projects, exceed the standard 25% density increase .	35-144C.4(3): ADDITIONAL DENSITY BONUS: The approval of a density bonus which is greater than the maximum allowable density and may, when involved with standard density bonus projects, exceed the standard 25% density increase . This incentive shall be limited to a maximum density increase of no more than 50% above the base zoning density	Defers to State law (17.28.020(A))
35-292f.6(7): Consistent with Government Code §65915(d), prior to the submittal of a formal application, an applicant may submit to the County a written preliminary proposal for a density bonus project. The preliminary proposal shall contain the following information: 7. A site plan in accordance Section 35-314.3.1 (Land Use Permits) Within 45 days of receipt of a complete written proposal, RMD shall notify the developer in writing of 1) the types of incentives which may be recommended in order to comply with this Section and 2) whether staff may support the granting of a density bonus on the basis of required development standards and findings.	35-144C.6: Consistent with Government Code §65915(d), prior to the submittal of a formal application, an applicant may submit to the County a written preliminary proposal for a density bonus project. The preliminary proposal shall contain the following information: 7. A site plan in accordance Section 35-169.4 (Coastal Development Permits). Within 45 days of receipt of a complete written proposal, RMD shall notify the developer in writing of 1) the types of incentives which may be recommended in order to comply with this Section and 2) whether staff may support the granting of a density bonus on the basis of required development standards and findings.	17.28.030 Administration and Procedures A. Application and Review Process. A preliminary review of development projects, in accordance with this Chapter is recommended, but not required, pursuant to § 17.53.030, Preliminary Review Process (preliminary review conference should take place within 30 business days), to identify potential application issues, including proposed modifications to development standards.
35-292f.7(4): All density bonus projects shall record an affordable housing agreement and resale and rental restrictive covenant, or such other document approved as to form by County Counsel, on the title of the affordable units which outlines the sales and/or rental prices for the various types of units to be established: provisions for the sale, resale, renting and restrictions that will be applicable to the project and which ensure the continued availability of units for purchase or occupancy by persons of very low, low, lower-moderate and upper-moderate incomes. All affordable units shall be restricted for a minimum of 30 years unless the County does not grant one additional incentive listed in Section 35-292e.4, in which case the developer shall agree to, and the County shall ensure, continued affordability for 10 years of all lower income housing units receiving a density bonus (Government Code Section 65915.C.).	35-144C.7(4): All density bonus projects shall record an affordable housing agreement and resale and rental restrictive covenant, or such other document approved as to form by County Counsel, on the title of the affordable units which outlines the sales and/or rental prices for the various types of units to be established: provisions for the sale, resale, renting and restrictions that will be applicable to the project and which ensure the continued availability of units for purchase or occupancy by persons of very low, low, lower-moderate and upper-moderate incomes. All affordable units shall be restricted for a minimum of 30 years unless the County does not grant one additional incentive listed in Section 35-144C.4, in which case the developer shall agree to, and the County shall ensure, continued affordability for 10 years of all lower income housing units receiving a density bonus (Government Code Section 65915.C.).	17.28.030(B)(7): Required Term of Affordability. The minimum duration of affordability of the housing units will be as provided by Government Code § 65915(c)(1). Provisions must cover resale control and deed restrictions on targeted housing units that are binding on the property upon sale or transfer.
Sec. 35-292g Affordable Housing Development Regulations	Sec. 35-144D Affordable Housing Development Regulations	
35-292g.3: The following modified standards may apply to qualified AH-Overlay projects in the Design Residential (DR) and Planned Residential Development (PRD) zone districts and qualified density bonus projects. 1. One side yard setback per lot may be reduced from the standard requirement to a zero setback . The width of any setback thereby reduced shall be applied to the opposite side yard setback. In cases of corner lots, the side yard setback may be reduced to zero with no additional setback requirement for the opposite setback. 2. The total amount of common and/or public open space may be reduced to thirty (30) percent of the gross acreage	35-144D.3: The following modified standards may apply to qualified AH-Overlay projects in the Design Residential (DR) and Planned Residential Development (PRD) zone districts and qualified density bonus projects, provided that projects so modified shall be found consistent with all applicable policies and provision of the Local Coastal Program: 1. One side yard setback per lot may be reduced from the standard requirement to a zero setback . The width of any setback thereby reduced shall be applied to the opposite side yard setback. In cases of corner lots, the side yard setback may be reduced to zero with no additional setback requirement for the opposite setback. 2. The total amount of common and/or public open space may be reduced to thirty (30) percent of the gross acreage	Defers to State law (17.28.020(A))
Sec. 35-292h Telecommunications Facilities	Sec. 35-144F. Telecommunications Facilities	Chapter 17.43 Telecommunications Facilities
35-292h.2: ...In addition, this Article shall not apply to any amateur radio installations; or any antenna facility that is subject to exclusion pursuant to the FCC Over-The-Air-Receiving-Devices (OTARD) rule, 47 C.F.R. Sec. 1.4000, including video antennas, direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas that are no greater than 12 feet above the roof of the building to which they are attached, and wireless cable antennas.	Sec. 35-144F.2: ...In addition, this section shall not apply to any amateur radio installations; or any antenna facility that is subject to exclusion pursuant to the FCC Over-The-Air-Receiving-Devices (OTARD) rule, 47 C.F.R. Sec. 1.4000, including video antennas, direct-to-home satellite dishes that are less than one meter (39.37") in diameter, TV antennas that are no greater than 12 feet above the roof of the building to which they are attached, and wireless cable antennas.	17.43.020): ... The requirements apply to telecommunication facilities that are the primary use of a property and those that are accessory facilities, except that the following accessory facilities are exempt: F. A single ground- or building-mounted receive-only radio or television antenna not exceeding the maximum height permitted by this Ordinance, including any mast, or a receive-only radio or television satellite dish antenna, subject to the following restrictions: 1. Residential Districts. a. Satellite Dish One Meter or Less . A satellite dish that does not exceed one meter in diameter and is for the sole use of a resident occupying the same residential parcel is permitted anywhere on a lot in the residential district so long as it does not exceed the height of the ridgeline of the primary structure on the same parcel. b. Satellite Dish Greater than One Meter . A satellite dish that is greater than one meter in diameter , is not located within a required front yard or side yard abutting a street, and is screened from view from any public right-of-way and adjoining property. c. Antennas. An antenna that is mounted on any existing building or other structure that does not exceed 25 feet in height . The antenna must be for the sole use of a resident occupying the same residential parcel on which the antenna is located. 2. Nonresidential Districts.

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		<p>a. Satellite Dish Two Meters or Less. A satellite dish that does not exceed two meters in diameter is permitted anywhere on a lot in a nonresidential district so long as the location does not reduce required parking, diminish pedestrian or vehicular access, or require removal of required landscaping.</p> <p>b. Satellite Dish Greater than Two Meters. A satellite dish that is greater than two meters in diameter that is not located within a required front yard or side yard abutting a street and is screened from view from any public right-of-way and adjoining property.</p> <p>c. Mounted Antennas. An antenna that is mounted on any existing building or other structure when the overall height of the antenna and its supporting tower, pole or mast does not exceed a height of 30 feet, or 25 feet if located within 20 feet of a Residential district.</p> <p>d. Freestanding Antennas. A free standing antenna and its supporting tower, pole, or mast that complies with all applicable setback ordinances when the overall height of the antenna and its supporting structure does not exceed a height of 30 feet or 25 feet if located within 20 feet of a Residential district.</p> <p>e. Undergrounding Required. All wires and/or cables necessary for operation of an antenna shall be placed underground or attached flush with the surface of the building or the structure of the antenna. I</p>
<p>35-292h.3(1)(a)(3): Antennas and associated support structures proposed to be installed on the roof or directly attached to an existing building or structure shall be fully screened or architecturally integrated into the design of the building or structure. The highest point of the antenna and associated support structure shall not extend above the portion of the building or structure, including parapet walls and architectural facades, that it is mounted on and shall not protrude more than two (2) feet horizontally from such building or structure. If mounted on the roof of an existing building or structure, the highest point of the antenna shall not extend above the parapet wall or architectural</p>	<p>35-144F.3(1)(a)(3): Antennas and associated support structures proposed to be installed on the roof or directly attached to an existing building or structure shall be fully screened or architecturally integrated into the design of the building or structure. The highest point of the antenna and associated support structure shall not extend above the portion of the building or structure, including parapet walls and architectural facades, that it is mounted on and shall not protrude more than two (2) feet horizontally from such building or structure. If mounted on the roof of an existing building or structure, the highest point of the antenna shall not extend above the parapet wall or architectural façade.</p>	<p>17.43.030 Permit Requirements</p> <p>A. Stealth Facilities. Stealth facilities in which the antenna, and sometimes the support equipment, are hidden from view in a structure or concealed as an architectural feature, are permitted in all districts. Design Review of visible portions of the facility may be required pursuant to Chapter 17.56, Design Review.</p>
<p>35-292h.3(1)(b):</p> <ol style="list-style-type: none"> Antennas are limited to panel, parabolic, or omnidirectional antennas. Antennas and associated equipment do not exceed a combined volume of 1.5 cubic feet. The antenna is mounted on either (1) a pre-existing operational public utility pole or similar support structure (e.g., streetlight standard) which is not being considered for removal as determined by the Planning and Environmental Services Department, or (2) the roof of an existing structure. No more than three antennas shall be located on a single utility pole or similar structure. If at a later date the utility poles are proposed for removal as part of the undergrounding of the utility lines, the permit for the facilities shall be null and void. The highest point of the antenna either (1) does not exceed the height of the existing utility pole or similar support structure that it is mounted on, or (2) in the case of an omnidirectional antenna, the highest point of the antenna is no higher than 40 inches above the height of the structure at the location where it is mounted. Radiofrequency transport service systems consisting of more than one remote node or small antenna may not be permitted pursuant to Sec. 35-292h.3.1.. 	<p>35-144F.3(1)(b):</p> <ol style="list-style-type: none"> Antennas are limited to panel, parabolic, or omnidirectional antennas. Antennas and associated equipment do not exceed a combined volume of 1.5 cubic feet. The antenna is mounted on either (1) a pre-existing operational public utility pole or similar support structure (e.g., streetlight standard) which is not being considered for removal as determined by the Planning and Environmental Services Department, or (2) the roof of an existing structure. No more than three antennas shall be located on a single utility pole or similar structure. If at a later date the utility poles are proposed for removal as part of the undergrounding of the utility lines, the permit for the facilities shall be null and void. The highest point of the antenna either (1) does not exceed the height of the existing utility pole or similar support structure that it is mounted on, or (2) in the case of an omnidirectional antenna, the highest point of the antenna is no higher than 40 inches above the height of the structure at the location where it is mounted. Radiofrequency transport service systems consisting of more than one remote node or small antenna may not be permitted pursuant to Sec. 35-144F.3.1. 	<p>17.43.030 Permit Requirements. Co-located Facilities. Permitted by right when proposed to be co-located on a facility that was subject to a discretionary permit issued on or after January 1, 2007 and an environmental impact report was certified, or a negative declaration or mitigated negative declaration was adopted for the wireless telecommunication collocation facility in compliance with the California Environmental Quality Act and the collocation facility incorporates required mitigation measures specified in that environmental impact report, negative declaration, or mitigated negative declaration.</p> <p>C. Non-stealth Facilities. Permitted in subject to Conditional Use Permit approval. Design Review is required pursuant to Chapter 17.56, Design Review.</p>
<p>35-292h.3(1)(c): Temporary cell-on-wheels (“COW”) communication facilities that conform to the following development standards may be allowed in non-residential zone districts as identified in Sec. 35-202 and are exempt from the provisions of Sec. 35-329 (Design Review Board):</p> <ol style="list-style-type: none"> The maximum period of use permitted for a temporary cell-on-wheels communication facility shall not exceed 90 days. The maximum antenna and antenna mast height shall not exceed 50 feet measured from existing grade. 	<p>35-144F.3(1)(c): Temporary cell-on-wheels (“COW”) communication facilities that conform to the following development standards may be allowed in non-residential zone districts as identified in Sec. 35-52 and are exempt from the provisions of Sec. 35-184 (Design Review Board):</p> <ol style="list-style-type: none"> The maximum period of use permitted for a temporary cell-on-wheels communication facility shall not exceed 90 days. The maximum antenna and antenna mast height shall not exceed 50 feet measured from existing grade. 	<p>Not included.</p>
<p>35-292h.3(3)(a): Wireless telecommunication facilities that may not be permitted pursuant to Sec. 35- 292h.3.1 of this Article but do conform to the following development standards may be allowed in all zone districts:</p> <ol style="list-style-type: none"> The height of the antenna and antenna support structure shall not exceed 75 feet. Every portion of any new freestanding antenna support structure and antenna attached thereto shall be set back from any residentially zoned parcel a distance equal 	<p>35-144F.3(3)(a): Wireless telecommunication facilities that may not be permitted pursuant to Sec. 35- 144F.3.1 of this Article but do conform to the following development standards may be allowed in all zone districts:</p> <ol style="list-style-type: none"> The height of the antenna and antenna support structure shall not exceed 75 feet. Every portion of any new freestanding antenna support structure and antenna attached thereto shall be set back from any residentially zoned parcel a distance equal 	<p>Not included.</p>

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to one hundred ten percent (110%) the height of the taller of the antenna or antenna support structure, or a minimum of 100 feet , whichever is greater.	to one hundred ten percent (110%) the height of the taller of the antenna or antenna support structure, or a minimum of 100 feet , whichever is greater.	
35-292h.3(3)(b): Other wireless telecommunication facilities that are (1) subject to regulation by the Federal Communications Commission or the California Public Utilities Commission (e.g., AM/FM radio stations, television stations) which include but are not limited to: equipment shelters, antennas, antenna support structures and other appurtenant equipment related to communication facilities for the transmission or reception of radio, television, and communication signals, or (2) other telecommunication facilities that exceed 50 feet in height , are allowed in all non-residential zone districts as identified in Sec. 35-202.	35-144F.3(3)(b): Other wireless telecommunication facilities that are (1) subject to regulation by the Federal Communications Commission or the California Public Utilities Commission (e.g., AM/FM radio stations, television stations) which include but are not limited to: equipment shelters, antennas, antenna support structures and other appurtenant equipment related to communication facilities for the transmission or reception of radio, television, and communication signals, or (2) other telecommunication facilities that exceed 50 feet in height , are allowed in all non-residential zone districts as identified in Sec. 35-52.	17.43.020(G) [exempt facilities] Any antenna or wireless communications facility that is exempt from local regulation pursuant to the rules and regulations of the Federal Communications Commission (FCC) or a permit issued by the California Public Utilities Commission (CPUC). The owner or operator of such facility shall provide the Director with a copy of a current FCC or CPUC permit or a copy of applicable FCC regulations prior to its installation.
35-292h.4(1): Telecommunication facilities shall comply in all instances with the following development standards: d. The facility shall be served by roads and parking areas consistent with the following requirements: 2) Existing parking areas shall be used whenever possible, and any new parking areas shall not exceed 350 square feet in area .	35-144F.4(1): Telecommunication facilities shall comply in all instances with the following development standards: d. The facility shall be served by roads and parking areas consistent with the following requirements: 2) Existing parking areas shall be used whenever possible, and any new parking areas shall not exceed 350 square feet in area .	Not included.
35-292h.4(2)(a): The primary power source shall be electricity provided by a public utility. Backup generators shall only be operated for testing and maintenance purposes not exceeding a total of 30 minutes in any seven day period and during power outages. Any new utility line extension longer than 50 feet installed primarily to serve the facility shall be located underground. Any new underground utilities shall contain additional capacity (e.g., multiple conduits) for additional power lines and telephone lines if the site is determined to be suitable by the City for co-location.	35-144F.4(2)(a): The primary power source shall be electricity provided by a public utility. Backup generators shall only be operated for testing and maintenance purposes not exceeding a total of 30 minutes in any seven day period and during power outages. Any new utility line extension longer than 50 feet installed primarily to serve the facility shall be located underground. Any new underground utilities shall contain additional capacity (e.g., multiple conduits) for additional power lines and telephone lines if the site is determined to be suitable by the City for co-location.	Not included/
35-292h.4(2)(d): No more than three telecom facilities may co-locate at a single site unless the decision-maker finds that...	35-144F.4(2)(c): No more than three telecom facilities may co-locate at a single site unless the decision-maker finds that...	17.43.040 Standards A. Location and Siting. 1. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility , unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.
35-292h.4(3)(c): No facility that is substantially visible from a public viewing area shall be installed closer than two miles from another substantially visible facility within the City unless it is an existing co-located facility.	35-144F.4(3)(c): No facility that is substantially visible from a public viewing area shall be installed closer than two miles from another substantially visible facility within the City unless it is an existing co-located facility.	17.43.040 Standards A. Location and Siting. 1. No new freestanding facility, including a tower, lattice tower, or monopole, shall be located within 1,000 feet of another freestanding facility , unless appropriate camouflage techniques have been used to minimize the visual impact of the facility to the extent feasible, and mounting on a building or co-location on an existing pole or tower is not feasible.
35-292h.5(1)(c): If these calculated radio frequency levels do not exceed 80 percent of the MPE limits, then a report prepared by applicant, or at the direction of the applicant by a qualified radio frequency engineer that certifies that the facility's actual radio frequency emissions comply with the federal MPE limits. Said report shall be submitted within 30 days after said facility commences normal operations.	35-144F.5(1)(c): If these calculated radio frequency levels do not exceed 80 percent of the MPE limits, then a report prepared by applicant, or at the direction of the applicant by a qualified radio frequency engineer that certifies that the facility's actual radio frequency emissions comply with the federal MPE limits. Said report shall be submitted within 30 days after said facility commences normal operations.	17.43.040(F) Radio Frequency Standards; Noise 1. Radio Frequency. Wireless telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.
35-292h.5(1)(d): 1. Every five years , or other time period as specified by the decision-maker as a condition of approval of the project, a report prepared by a City-approved third-party qualified radio frequency engineer shall be prepared that lists the actual measured level of radio frequency emissions from the facility... 2. In the case of a more-restrictive change in the federally-adopted MPE limit for the general population, measurements of radio frequency levels in nearby areas accessible by the general population shall be taken and submitted to the Director in a report prepared by a City-approved qualified radio frequency engineer. The required report shall be submitted within 90 days of the date said change becomes effective by the newest carrier locating on the facility... 3. Failure to supply the required reports within 30 days following the date that written notice is mailed by the Director that such compliance report is due or to	35-144F.5(1)(d): 1. Every five years , or other time period as specified by the decision-maker as a condition of approval of the project, a report prepared by a City-approved third-party qualified radio frequency engineer shall be prepared that lists the actual measured level of radio frequency emissions from the facility... 2. In the case of a more-restrictive change in the federally-adopted MPE limit for the general population, measurements of radio frequency levels in nearby areas accessible by the general population shall be taken and submitted to the Director in a report prepared by a City-approved qualified radio frequency engineer. The required report shall be submitted within 90 days of the date said change becomes effective by the newest carrier locating on the facility... 3. Failure to supply the required reports within 30 days following the date that written notice is mailed by the Director that such compliance report is due or to	17.43.040(F) Radio Frequency Standards; Noise 1. Radio Frequency. Wireless telecommunication facilities shall comply with federal standards for radio frequency emissions and interference. Failure to meet federal standards may result in termination or modification of the permit.

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remain in continued compliance with the MPE limit for the general population shall be grounds for revocation by the Director of the use permit or other entitlement....	remain in continued compliance with the MPE limit for the general population shall be grounds for revocation by the Director of the use permit or other entitlement....	
35-292h.5(2): Project Review. Five years after the issuance of the initial Land Use Permit for the facility and no more frequently than every five years thereafter, the Director of Planning and Environmental Services may undertake inspection of the project and require the permittee to modify its facilities... However, the permittee shall not be required to undertake changes that exceed ten percent of the total cost of facility construction. The decision of the Director as to modifications required under this section shall be deemed final unless appealed pursuant to Sec. 35-327 of this Article.	Sec. 35-144F.5(2): Project Review. Five years after the issuance of the initial Land Use Permit for the facility and no more frequently than every five years thereafter, the Director of Planning and Environmental Services may undertake inspection of the project and require the permittee to modify its facilities... However, the permittee shall not be required to undertake changes that exceed ten percent of the total cost of facility construction. The decision of the Director as to modifications required under this section shall be deemed final unless appealed pursuant to Sec. 35-182 (Appeals).	Not included.
35-292h.5(3): Co-location: ... e. In the event access to an existing facility is denied by the applicant, at the request of the carrier requesting to co-locate, the applicant shall submit to the Director of Planning and Environmental Services terms, including financial terms, under which other carriers in the area would be permitted to enter and use either the facility or the property. In addition, the applicant shall submit a record of the typical financial terms used for similar facilities at other locations. The applicant shall submit the requested information to the Director of Planning and Environmental Services within 30 days of such request . If these terms are determined to be unacceptable to potential users of the facility, and if agreement cannot be reached, the City shall reserve the right to impose additional conditions as described above by the Director to amend the permit....	Sec. 35-144F.5(3): Co-location: ... e. In the event access to an existing facility is denied by the applicant, at the request of the carrier requesting to co-locate, the applicant shall submit to the Director of Planning and Environmental Services terms, including financial terms, under which other carriers in the area would be permitted to enter and use either the facility or the property. In addition, the applicant shall submit a record of the typical financial terms used for similar facilities at other locations. The applicant shall submit the requested information to the Director of Planning and Environmental Services within 30 days of such request . If these terms are determined to be unacceptable to potential users of the facility, and if agreement cannot be reached, the City shall reserve the right to impose additional conditions as described above by the Director to amend the permit....	Not included.
35-292h.5(4): Project Abandonment/ Site Restoration. If the use of a facility is discontinued for a period of three (3) consecutive months , the facility shall be considered abandoned. b. The facility shall be removed and the site shall be restored to its natural state unless the landowner requests that the facility remain and obtains the necessary permits. The permittee shall remove all support structures, antennas, equipment and associated improvements and restore the site to its natural pre-construction state within 180 days of the date of receipt of the City's notice to abate.	35-144F.5(4): Project Abandonment/ Site Restoration. If the use of a facility is discontinued for a period of three (3) consecutive months , the facility shall be considered abandoned. b. The facility shall be removed and the site shall be restored to its natural state unless the landowner requests that the facility remain and obtains the necessary permits. The permittee shall remove all support structures, antennas, equipment and associated improvements and restore the site to its natural pre-construction state within 180 days of the date of receipt of the City's notice to abate.	17.43.060: Abandonment/Removal of Facilities A. The service provider shall notify the Zoning Administrator of the intent to vacate a site at least 30 days prior to the vacation. B. The permit for any antenna or tower that is not operated for a continuous period of 12 months shall be deemed lapsed and the site will be considered abandoned unless: 1. The Zoning Administrator has determined that the same operator resumed operation within six months of the notice; or 2. The City has received an application to transfer the permit to another service provider as provided for in Section 17.43.070, Transfer of Ownership. C. No later than 90 days from the date the use is discontinued or the provider has notified the Zoning Administrator of the intent to vacate the site, the owner of the abandoned antenna or tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application or as required by the Zoning Administrator. 1. The provider or owner may use any bond or other assurances provided by the operator to do so. 2. The owner or his agent shall provide written verification of the removal of the wireless telecommunication facility within 30 days of the date the removal is completed . D. If the antenna or tower is not removed within 30 days after the permit has lapsed under Subsection (B) above, the site shall be referred to Code Enforcement and the Zoning Administrator may cause the antenna or tower to be removed at the owners' expense or by calling any bond or other financial assurance to pay for removal. 1. If there are two or more users of a single tower , then this provision shall apply to the abandoned antenna but not become effective for the tower until all users cease using the tower. 2. The requirement for removal of equipment in compliance with this section shall be included as a provision in any lease of private property for wireless telecommunication facilities.
35-292h.5(5): Transfer of ownership. In the event that the original permittee sells or otherwise transfers its interest in a wireless telecommunications facility, or an interest in a wireless telecommunication facility is otherwise assumed by a different carrier, the succeeding carrier shall assume all responsibilities concerning the project, including without limitation City issued permits for the project, and shall be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded	35-144F.5(5): Transfer of ownership. In the event that the original permittee sells or otherwise transfers its interest in a wireless telecommunications facility, or an interest in a wireless telecommunication facility is otherwise assumed by a different carrier, the succeeding carrier shall assume all responsibilities concerning the project, including without limitation City issued permits for the project, and shall be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded	17.43.070 Transfer of Ownership: In the event that the original permittee sells or otherwise transfers its interest in a wireless telecommunications facility, or an interest in a wireless telecommunication facility is otherwise assumed by a different carrier, the succeeding carrier must assume all responsibilities concerning the project, including, without limitation, City-issued permits for the project, and will be held responsible to the City for maintaining consistency with all project conditions of approval. A new contact name for the project and a new signed and recorded Agreement To Comply With Conditions Of Approval must be provided by the succeeding carrier to the Zoning Administrator within 30 days of the transfer of interest in the facility.

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<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
Agreement To Comply With Conditions Of Approval shall be provided by the succeeding carrier to the Director of Planning and Environmental Services within 30 days of the transfer of interest in the facility.	Agreement To Comply With Conditions Of Approval shall be provided by the succeeding carrier to the Director of Planning and Environmental Services within 30 days of the transfer of interest in the facility.	
Sec. 35-292i Medical Marijuana Dispensaries	Sec. 35-144G Medical Marijuana Dispensaries	17.42.230
35-292i.4: Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or by imprisonment in the County jail for not to exceed six (6) months , or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.	35-144G.4: Violation of any provision of this Ordinance shall constitute a misdemeanor and shall be punishable by a fine not to exceed \$1,000 or by imprisonment in the County jail for not to exceed six (6) months , or by both such fine and imprisonment. Each and every day such a violation exists shall constitute a separate and distinct violation of this Ordinance. In addition to the foregoing, any violation of this Ordinance shall constitute a public nuisance and shall be subject to abatement as provided by all applicable provisions of law.	Not included.
Division 8 - Energy Facilities	Division 9 - Energy (Oil and Gas) Facilities	
Sec. 35-293	Sec. 35-150 Purpose and Intent (and Applicability)	
Not included	35-150.1(3): The terms, policies, and zoning amendments set forth herein shall expire at the end of twenty-five (25) years after the effective date of this ordinance unless extended by the Board of Supervisors or by another vote of the electorate.	Not included.
Not Included.	Sec. 35-125 Onshore Exploratory Oil and Gas Drilling	
	35-152(4)(a): In addition to the well spacing and setback requirements of Sec. 25-23 of the County Code (Petroleum Ordinance), no exploratory oil or gas well or related facilities shall be permitted within 300 feet of either the mean high tide line or an occupied residence.	17.38.040(B): Setbacks. New facilities must meet the setback standards of the zones where they are sited and, in addition, cannot be within 500 feet of either the mean high tide line, or an occupied residential use.
	35-152(4)(b): A drill site shall not exceed one (1) acre in size , but may contain any number of boreholes.	Not included.
	35-152(4)(c): Except in an emergency, no materials, equipment, tools, or pipe used for drilling shall be delivered to or removed from a drilling site within or through streets within a residential district, between the hours of 7 p.m. and 7 a.m. of the next day.	17.38.040(H): Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed from an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.
	35-152(4)(e): If the exploratory drilling program is successful, a Production Plan shall be submitted within one year of the issuance of the Coastal Development Permit for the exploratory drilling unless deemed infeasible for a particular operator.	Not included.
	35-152(4)(f): If the exploratory drilling program is unsuccessful the well shall be abandoned within one year of the issuance of the Coastal Development Permit for the exploratory drilling, unless deemed infeasible for a particular operator.	Not included.
Sec. 35-295(Onshore) Oil and Gas Production	Sec. 35-153(Onshore) Oil and Gas Production	
35-295.3(1): Only a Land Use Permit as set forth in Sec. 35-314 with the submittal requirements as set forth in paragraph 2 below shall be required for oil and gas drilling which meet all of the criteria listed below. A site visit may be conducted by the Planning and Development Department to aid in the evaluation of the project: c. The project is located no closer than 100 feet to the top of the bank of and watercourse... or 200 feet from the top of the bank of the Santa Ynez, Santa Maria, Siquoc, or Cuyama River d. The project is located no closer than 1000 feet to any district other than AG-II, M-2, or M-CR h. The project, if over one-half acre in site size, will not be located on prime agricultural lands. However, the site size may be exceeded during the period of drilling operations but in no case longer than 90 days...	Not included.	Not included.
35-295.4(1)(a): In addition to the well spacing and setback requirements of Sec. 25-23 of the County Code (Petroleum Ordinance), no oil or gas drilling or related facilities shall be permitted within 500 feet of an occupied residence within a residential or commercial zone district.	35-153.4(a): In addition to the well spacing and setback requirements of Sec. 25-23 of the County Code (Petroleum Ordinance), no oil and gas production well or related facilities shall be permitted within 300 feet of either the mean high tide line, or an occupied residence.	17.38.040(B): Setbacks. New facilities must meet the setback standards of the zones where they are sited and, in addition, cannot be within 500 feet of either the mean high tide line, or an occupied residential use.

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35-295.4(1)(h): It is prohibited to operate trucks exceeding one and a half tons for use in oil and gas operations between the hours of 9:00 p.m. and 7:00 a.m. upon streets within any residential neighborhood...	35-153.4(b) Except in an emergency, no materials, equipment, tools, or pipe used for drilling or production operations shall be delivered to or removed from a site within or through streets within a residential district between the hours of 7 p.m. and 7 a.m. of the next day.	17.38.040(H): Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed from an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.
35-295.4(1)(b): In order to minimize the are disturbed for drilling, the drill site shall not exceed one (1) acre in size unless the Planning Commission (discretionary permit) or Director (ministerial permits) finds that additional area is necessary.	Not included.	Not included.
Not included.	35-153.4(c): No more than one drilling/production site shall be permitted for each ten (10) acres of land area within a lease so as to minimize the area of disturbance. A drill site may contain any number of wells.	Not included.
35-294.4(1)(f): Drilling or production operations which are within or adjacent to a residential or commercial zone district shall not exceed a maximum daytime noise level of 65 db(A) and shall not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of any day, unless all noise generation facilities are sufficiently insulated to reduce the outside night time level to 50 db(A) at or beyond the project property boundary.	Not included.	17.38.040(E):Noise and Vibration. Machinery used in production and/or processing must be designed and housed to ensure that noise and vibration will be reduced the maximum extent feasible. Drilling or production operations which are within or adjacent to an R or C District must not exceed a maximum daytime exterior noise level of 65 dB(A) CNEL at the project property boundary and must not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of any day, unless all noise-generating facilities are sufficiently insulated to reduce the exterior night-time level to 50 dB(A) CNEL at any portion of the project property boundary.
35.294.4(2): In addition, the following development standards may be applied to production operations to the extent deemed necessary by the Director or Planning Commission: (b): The site shall be enclosed with an adequate non-combustible type fence, wall, screen, or housing sufficient to prevent unauthorized access thereto and having a height of at least six (6) feet , unless public access is prevented by reason of an isolated location.	35-153.4(d): The site or the moving parts of operating machinery shall be with an adequate non-combustible type fence, wall, screen, or housing sufficient to prevent unauthorized access thereto and having a of at least six (6) feet unless public access is prevented by reason of an isolated location.	Not included. Compare to Tables 17.25.140(A)-(B): 6 ft. screening wall required for all industrial uses that border any use except other industrial uses.
Sec. 35-296 Treatment and Processing Facilities/Onshore Processing Facilities Necessary or Related to Offshore Oil and Gas Development	Sec. 35-154 Treatment and Processing Facilities/Onshore Processing Facilities Necessary or Related to Offshore Oil and Gas Development	
35-296.1: An operator who claims a constitutionally-protected vested right exists within the scope of existing permits to process new production at a facility which is not at a County-designated consolidated site may request the Planning Commission for a determination of exemption to allow processing of that production at the nonconsolidated site. The request must be accompanied by evidentiary support reasonably available at the time of filing. The Planning Commission shall hold a hearing on the request within 60 days of filing. The Planning Commission shall determine the scope of the applicant's existing permits and whether the applicant, by obtaining and relying on such permits prior to the adoption of these policies, has acquired, under California law, a vested right to process new production at a facility other than a County-designated consolidated site. The Commission may continue the hearing (1) with the consent of the applicant and the County or (2) to permit or require the applicant or the County to submit additional evidence or legal analysis. No more than 90 days total continuance shall be granted unless the parties consent or the Commission finds that additional evidence is needed or a decision cannot feasibly be presented within the allotted time. The Commission shall decide the matter within 30 days after all such evidence and analysis has been submitted.	35-154.1: An operator who claims a constitutionally-protected vested right exists within the scope of existing permits to process new production at a facility which is not at a County-designated consolidated site may request the Planning Commission for a determination of exemption to allow processing of that production at the nonconsolidated site. The request must be accompanied by evidentiary support reasonably available at the time of filing. The Planning Commission shall hold a hearing on the request within 60 days of filing. The Planning Commission shall determine the scope of the applicant's existing permits and whether the applicant, by obtaining and relying on such permits prior to the adoption of these policies, has acquired, under California law, a vested right to process new production at a facility other than a County-designated consolidated site. The Commission may continue the hearing (1) with the consent of the applicant and the County or (2) to permit or require the applicant or the County to submit additional evidence or legal analysis. No more than 90 days total continuance shall be granted unless the parties consent or the Commission finds that additional evidence is needed or a decision cannot feasibly be presented within the allotted time. The Commission shall decide the matter within 30 days after all such evidence and analysis has been submitted.	Not included.
35-296.5(1)(a): The level of noise generated by the facility at or beyond the property boundary shall not exceed 70 db(A).	35-154.5(a): The level of noise generated by the facility at the property boundary shall not exceed 70 db(A).	17.38.040 (E): Noise and Vibration. Machinery used in production and/or processing must be designed and housed to ensure that noise and vibration will be reduced the maximum extent feasible. Drilling or production operations which are within or adjacent to an R or C District must not exceed a maximum daytime noise level of 65 dB(A) CNEL at the project boundary and must not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of any day, unless all noise-generating facilities are sufficiently insulated to reduce the outside night-time level to 50 dB(A) CNEL at any portion of the project property boundary.
35-296.5(1)(g): It is prohibited to operate trucks exceeding one and a half tons for use in oil and gas operations between the hours of 9:00 p.m. and 7:00 a.m. upon streets within any residential neighborhoods...	35-154.5(j): Except in an emergency, no materials, equipment, tools, or pipes used for plant operation shall be delivered to or removed from the plant site through streets within a residential district between the hours of 7 p.m. and 7 a.m. of the next day.	17.38.040 (H): Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed from an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.

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35-296.5(1)(k): Permits for expanding, modifying, or constructing crude-oil processing or related facilities, which receive oil from off shore fields exclusively or from both offshore and onshore fields, shall be conditioned to require that all oil processed by the facility shall be transported from the facility and the County by pipeline as soon as the shipper's oil-refining center of choice is served by pipeline. Transportation by a mode other than pipeline may be permitted only: (4) when the County has determined use of a pipeline is not feasible by making one of the following findings: (b) A refinery upset has occurred, which lasts less than two months , precludes the use of a pipeline to that refinery, and requires temporary transportation of oil to an alternative refining center not served by pipeline; ... A permit based on finding (b) shall be granted for two months only . If refinery upset conditions continue beyond two months and the shipper wishes to continue use of a non-pipeline transportation mode, the shipper must seek a new or modified permit that is based on a consideration of finding (a), (c), or (d)....	35-154.5(i): Permits for expanding, modifying, or constructing crude-oil processing or related facilities shall be conditioned to require that all oil processed by the facility shall be transported from the facility and the County by pipeline as soon as the shipper's oil-refining center of choice is served by pipeline. Transportation by a mode other than pipeline may be permitted only: (4) when the County has determined use of a pipeline is not feasible by making one of the following findings: (b) A refinery upset has occurred, which lasts less than two months , precludes the use of a pipeline to that refinery, and requires temporary transportation of oil to an alternative refining center not served by pipeline; ... A permit based on finding (b) shall be granted for two months only . If refinery upset conditions continue beyond two months and the shipper wishes to continue use of a non-pipeline transportation mode, the shipper must seek a new or modified permit that is based on a consideration of finding (a), (c), or (d)....	Not included.
35-296.6(1): The County shall review permits that are approved after August 13, 1985 for new or modified oil and gas facilities when throughput, averaged (arithmetic mean) over any twelve (12) consecutive months, does not exceed 3 percent of the facility's maximum permitted operating capacity...	35-154.6(a): The County shall review permits that are approved after August 13, 1985 for new or modified oil and gas facilities when throughput, averaged (arithmetic mean) over any twelve (12) consecutive months, does not exceed 3 percent of the facility's maximum permitted operating capacity...	Not included.
Sec. 35-297 Refining	Not included.	
35-297.5(9): It is prohibited to operate trucks exceeding one and a half tons for use in oil and gas operations between the hours of 9:00 p.m. and 7:00 a.m. upon streets within any residential neighborhood...		17.38.040 (H): Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed from an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.
Not included.	Sec. 35-155 Onshore Supply Base and Piers and Staging Areas Necessary or Related to Offshore Oil and Gas Development	
	35-155.5(d)(1): Front. Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of the street.	17.38.040 (B): Setbacks. New facilities must meet the setback standards of the zones where they are sited and, in addition, cannot be within 500 feet of either the mean high tide line, or an occupied residential use.
	35-155.5(d)(2): Side. Ten (10) feet. On corner lots, the side yard along the street shall conform to the above front setback regulations.	17.38.040 (B): Setbacks. New facilities must meet the setback standards of the zones where they are sited and, in addition, cannot be within 500 feet of either the mean high tide line, or an occupied residential use.
	35-155.5(d)(3): Rear. Ten (10) feet , except that: a) for any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet .	17.38.040 (B): Setbacks. New facilities must meet the setback standards of the zones where they are sited and, in addition, cannot be within 500 feet of either the mean high tide line, or an occupied residential use.
	35-155.5(e): Height Limit. No building or structure shall exceed a height of forty-five (45) feet .	17.38.040 (A): Height Limit. Structures must not exceed a height of 45 feet , except as a condition of the Conditional Use Permit, in accordance with Chapter 17.55. In such case, the increase to the specified height limit must be based on a Commission determination that the increased height is essential to operations, would not significantly impact scenic resources, and that no reasonable alternative configuration is feasible.
	35-155.5(g): Landscaping/Screening. All property lines shall be provided with landscaping sufficient to screen from view any buildings or structures. In addition, where any portion of a lot subject to these regulations abuts a lot in a residential district, a masonry wall not less than six (6) feet in height shall be provided .	Not included. Compare to Tables 17.25.140(A)-(B): 6 ft. screening wall required for all industrial uses that border any use except other industrial uses. Additionally, an 10 ft. landscape buffer is required.
	35-155.5(h): 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 and 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 (40) feet when mature .	Not included. Compare to 17.25.100 Outdoor Storage. Table 17.25.100(A) - Not permitted in front or street side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this Section. 17.25.100(B): Screening and Setbacks. Storage areas visible from public streets that are not separated from the street by intervening building(s) must be screened. 1. Screening Walls. Screening walls and fences must be high enough to sufficiently screen stored material. Fences and walls must not exceed the maximum allowable fence heights unless allowed pursuant to Administrative Use Permit approval. 2. Setback. A setback must be provided for outdoor stored material at the ratio of 1:1 from all lot lines equal to the total height of stored material above required screen wall.
Sec. 35-298 Marine Terminals	Sec. 35-156 Marine Terminals	

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35-298.2(1): No more than one (1) additional marine terminal to the number in existence within the County as of April 12, 1967 shall be permitted in the area east of Point Conception and south of the ridge line of the Santa Ynez mountains.	35-156.2(a): No more than one (1) additional marine terminal to the number in existence within the County as of April 12, 1967, shall be permitted in the area east of Point Conception.	Not included.																												
35-298.5(1): The level of noise generated by the facility at or beyond the property boundary shall not exceed 70 db(A).	35-156.5(a): The level of noise generated by the facility at the property boundary shall not exceed 70 db(A).	17.38.040 (E): Noise and Vibration. Machinery used in production and/or processing must be designed and housed to ensure that noise and vibration will be reduced to the maximum extent feasible. Drilling or production operations which are within or adjacent to an R or C District must not exceed a maximum daytime noise level of 65 dB(A) CNEL at the project boundary and must not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of any day, unless all noise-generating facilities are sufficiently insulated to reduce the outside night-time level to 50 dB(A) CNEL at any portion of the project property boundary.																												
35-298.5(6): It is prohibited to operate trucks exceeding one and a half tons for use in oil and gas operations between the hours of 9:00 p.m. and 7:00 a.m. upon streets within any residential neighborhoods...	35-156.5(i): Except in an emergency, no materials, equipment, tools, or pipes used for marine terminal operations shall be delivered to or removed from the plant site through streets within a residential district between the hours of 7 p.m. and 7 a.m. of the next day.	17.38.040 (H): Delivery Hours. Except in an emergency, materials, equipment, tools, or pipe used for drilling, plant operations, or transport, must not be delivered to or removed from an oil and gas facility within or through streets within an R District between the hours of 7:00 p.m. and 7:00 a.m.																												
Not included.	35-156.5(j): The following standards must be achieved on site or through off-site mitigation: 2. The significance of visual impact shall be determined based on a visual contrast rating developed according to the United States Bureau of Land Management Scenic Quality Inventory and Evaluation System (1981); which utilizes a scale ranging from 0 (best) to 33 (worst). A score of 7 or greater (more severe) following mitigation shall be considered significant.	Not included.																												
Not included.	35-156.5(k): Oil storage facilities shall meet each of the following goals on site or through off-site mitigation except where aggregate impacts, notwithstanding one or more exceedances of the following goals, demonstrate that a particular site is the least environmentally damaging reasonable site available: 1. To ensure public health and safety, human exposure to risk of an accident at the tank farm shall be limited to an aggregate of 240 person hours per day on average , exclusive of facility employees, within one-half (1/2) mile of the proposed facility;	Not included.																												
Not included.	35-156.5(k): Oil storage facilities shall meet each of the following goals on site or through off-site mitigation except where aggregate impacts, notwithstanding one or more exceedances of the following goals, demonstrate that a particular site is the least environmentally damaging reasonable site available: 2. Not more than 1.6 acres or their equivalent of high productivity terrestrial habitat (equivalent to 1025 acres of industrial use land) shall be disturbed; a) Impacts on terrestrial habitat shall be assessed based on a detailed environmental analysis of site-specific conditions. "Equivalent acres" shall be determined according to the following guidelines based on a standard of high productivity terrestrial habitat based on wetland productivity and biological assessments, but the determination of the environmentally preferable site and mitigation programs shall be based on site-specific environmental data. <table border="0"> <tr> <td>Habitat Type</td> <td>Habitat Equivalent</td> </tr> <tr> <td>Wetland</td> <td>1 acre</td> </tr> <tr> <td>Native Grassland</td> <td>3 acres</td> </tr> <tr> <td>Undisturbed Riparian</td> <td>3 acres</td> </tr> <tr> <td>Coastal Strand</td> <td>5 acres</td> </tr> <tr> <td>Disturbed Riparian</td> <td>9 acres</td> </tr> <tr> <td>Coastal Bluff Scrub</td> <td>10 acres</td> </tr> <tr> <td>Oak Woodland/Forest</td> <td>10 acres</td> </tr> <tr> <td>Coastal Sage Scrub</td> <td>15 acres</td> </tr> <tr> <td>Chaparral</td> <td>30 acres</td> </tr> <tr> <td>Cismontane Introduced Grassland</td> <td>50 acres</td> </tr> <tr> <td>Agricultural/Introduced Plantings</td> <td>200 acres</td> </tr> <tr> <td>Recently Disturbed</td> <td>200 acres</td> </tr> <tr> <td>Industrial</td> <td>640 acres</td> </tr> </table>	Habitat Type	Habitat Equivalent	Wetland	1 acre	Native Grassland	3 acres	Undisturbed Riparian	3 acres	Coastal Strand	5 acres	Disturbed Riparian	9 acres	Coastal Bluff Scrub	10 acres	Oak Woodland/Forest	10 acres	Coastal Sage Scrub	15 acres	Chaparral	30 acres	Cismontane Introduced Grassland	50 acres	Agricultural/Introduced Plantings	200 acres	Recently Disturbed	200 acres	Industrial	640 acres	Not included.
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35-300.2(3): In all agricultural and Resource Management zone districts, wind energy conversion system shall be permitted subject to a Land Use Permit, Sec. 35-314, when all the following criteria are met: d. Wind energy conversion systems which have a maximum power output of greater than 200 KW shall be permitted in agricultural or industrial districts subject to a Major Conditional Use Permit, Sec. 35-315.		Not included.
35-300.4(1): Land Use Permits: In addition to applicable contents identified in Sec. 35-314.3 (Land Use Permits), the site plan shall include the height of all structures and trees within 300 feet of proposed wind turbines...		17.45.040(C): (All Permits) Height of structures, trees, and above-ground utility lines within 300 feet of the proposed WECS
35-300.4(2): Conditional Use Permits: ...Unless specifically waived by the Director, the information to be submitted as part of said application shall consist of the following instead of the information required under 35-315 (Conditional Use Permits): a. A plot plan of the proposed development drawn to scale showing: 2) Location of all existing and proposed structures, their use, and square footage within 500 feet of the turbine. 3) The height of all structures and trees within 300 feet of the proposed wind turbines.		17.45.040(C): (All Permits) Height of structures, trees, and above-ground utility lines within 300 feet of the proposed WECS
35-300.5(6): To prevent harmful wind turbulence from existing structures, the minimum height of the lower part of any horizontal axis wind turbine blade shall be at least 30 feet above the highest structure or tree within a 250 foot radius...		17.44.060(A): Minimum Blade Height – Horizontal Axis WECS. To prevent harmful wind turbulence from existing structures, the lowest extension of any horizontal axis blade must be at least 30 feet above the highest structure or tree within a 250-foot radius. Modification of this standard may be allowed when the applicant demonstrates that a lower height will not jeopardize the safety of the system.
35-300.5(8): Horizontal axis wind turbines shall be placed at a distance of at least two times the total tower height from any occupied structure.		Not included.
35-300.5(9): Vertical axis wind turbines shall be placed at a distance of at least ten (10) blade diameters from any structure or tree. A modification may be granted for good cause shown, however, in no case shall the turbine be located closer than three (3) blade diameters to any occupied structure.		17.44.060(B): Separation Distance – Vertical Axis WECS. Vertical axis systems must be placed at a distance of at least 10 blade diameters from any structure or tree. A modification may be granted for good cause shown, however, in no case can the turbine be located closer than three blade diameters to any occupied structure.
Not included.	Sec. 35-157 Oil and Gas Pipelines	17.38.050
	35-157.5(a) Except in an emergency, no materials, equipment or tools used for pipeline construction shall be delivered to or removed from a pipeline construction site through streets within a residential zone district between the hours of 7 p.m. and 7 a.m. of the next day.	17.38.040 (E): Noise and Vibration. Machinery used in production and/or processing must be designed and housed to ensure that noise and vibration will be reduced to the maximum extent feasible. Drilling or production operations which are within or adjacent to an R or C District must not exceed a maximum daytime noise level of 65 dB(A) CNEL at the project property boundary and must not be conducted between the hours of 9:00 p.m. and 7:00 a.m. of any day, unless all noise-generating facilities are sufficiently insulated to reduce the outside night-time level to 50 dB(A) CNEL at any portion of the project property boundary.
	35-157.5(c): For projects in which a revegetation plan and/or habitat restoration plan has been prepared, the affected pipeline segment shall be resurveyed one year after completion of construction to assess the effectiveness of the revegetation and restoration program. This survey shall continue on an annual basis to monitor progress in returning the site to pre-construction conditions or until no additional monitoring is deemed necessary by the County.	17.38.050(B)(5)(c): Annual Surveys to Assess Effectiveness. For projects for which a revegetation plan and/or habitat restoration plan has been prepared, the affected pipeline segment must be resurveyed 12 months after completion of construction to assess the effectiveness of the revegetation and restoration program. Subsequent surveys must be completed and submitted to the Zoning Administrator on an annual basis to demonstrate progress in returning the site to pre-construction conditions, until such time that the Zoning Administrator determines that additional monitoring is no longer necessary.
Division 9 - Nonconforming Structures and Uses	Division 10 - Nonconforming Structures and Uses	
Sec. 35-306 Nonconforming Use of Land , Buildings and Structures	Sec. 35-161 Nonconforming Use of Land , Buildings and Structures	17.37 Nonconforming Uses and Structures
35-306(4): If a nonconforming use is abandoned, any future use shall comply with the provisions of the district in which the use is located. Proof of discontinuation of a nonconforming use for twelve (12) consecutive months shall be prima facie evidence that the nonconforming use has been abandoned.	35-161(4): If a nonconforming use is abandoned, any future use shall comply with the provisions of the district in which the use is located. Proof of discontinuation of a nonconforming use for twelve (12) consecutive months shall be prima facie evidence that the nonconforming use has been abandoned.	17.37.030(E): Discontinuance of Use If a legal nonconforming use is discontinued for a period of 12 months or longer , the use is determined to be abandoned and cannot be continued, except as follows. 1. The legal nonconforming status of a single-unit dwelling will not lapse, regardless of the length of time of non-use; 2. Industrial uses and oil and gas facilities pursuant to § 17.37.040, Limited Exception for Nonconforming Industrial Uses; or 3. The owner/operator can provide evidence of continual operation, including: a. Monthly business receipts and an active business license with no lapse; or b. Other materials acceptable to the Zoning Administrator.
35-306(5)(a)(1): Non-Residential Uses	35-161(5)(a)(1): Non-Residential Uses	17.37.060(F) Restoration of a Damaged Structure.

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Where buildings, structures, or other development dedicated to a non-residential nonconforming use are damaged by fire, flood, earthquake, or other natural disaster to an extent of seventy-five (75) percent or more of replacement cost at the time of damage, as determined by the Planning and Development Department, the nonconforming use shall be discontinued and the damaged building, structure, or other development thereafter used in accordance with regulations of the district in which it is located unless the Zoning Administrator finds that the adverse impact upon the neighborhood would be less than the hardship which would be suffered by the owner of the building, structure, or other development should restoration of the nonconforming use be denied.	Where buildings, structures, or other development dedicated to a non-residential nonconforming use are damaged by fire, flood, earthquake, or other natural disaster to an extent of seventy-five (75) percent or more of replacement cost at the time of damage, as determined by the Planning and Development Department, the nonconforming use shall be discontinued and the damaged building, structure, or other development thereafter used in accordance with regulations of the district in which it is located unless the Zoning Administrator finds that the adverse impact upon the neighborhood would be less than the hardship which would be suffered by the owner of the building, structure, or other development should restoration of the nonconforming use be denied.	2. If the cost of repair or reconstruction exceeds 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued or the original use is re-established.
35-306(5)(a)(2): Non-Residential Uses Where damage caused by fire, flood, earthquake, or other natural disaster is to an extent of less than seventy-five (75) percent at the time of damage , such building, structure, or other developments may be restored to the same or lesser size and in the same general footprint location, provided however that restoration shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion, and the nonconforming use may be resumed and continued as before, or on a lesser scale, but shall not be enlarged or intensified.	35-161(5)(a)(2): Non-Residential Uses Where damage caused by fire, flood, earthquake, or other natural disaster is to an extent of less than seventy-five (75) percent at the time of damage , such building, structure, or other developments may be restored to the same or lesser size and in the same general footprint location, provided however that restoration shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion, and the nonconforming use may be resumed and continued as before, or on a lesser scale, but shall not be enlarged or intensified.	17.37.060(F) Restoration of a Damaged Structure. 1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage .
35-306(5)(b): Residential Uses Where buildings or structures dedicated to nonconforming residential dwelling uses, except in industrial zones, are damaged or destroyed by fire, flood, earthquake, or other natural disaster, such structures may be reconstructed to the same or lesser size and in the same general footprint location provided that reconstruction shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion....	35-161(5)(b): Residential Uses Where buildings or structures dedicated to nonconforming residential dwelling uses (i.e., single and multi-family units, second residential units, residential uses in the SR-M or SR-H Zone District), except in industrial zones, are damaged or destroyed by fire, flood, earthquake, or other natural disaster, such structures may be reconstructed to the same or lesser size and in the same general footprint location provided that reconstruction shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion....	17.37.060(F) Restoration of a Damaged Structure. 1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage .
35-306(6): ...Therefore, existing buildings devoted to a legal nonconforming residential use may be enlarged, extended, reconstructed, moved, and/or structurally altered, subject to the following criteria: c. No enlargements shall result in a total gross floor area devoted to a nonconforming use over 1200 square feet and no enlargements shall be allowed to any building which has a current legal nonconforming residential gross floor area of 1200 or more square feet .	35-161(6):...Therefore, existing buildings devoted to a legal nonconforming residential use may be enlarged, extended, reconstructed, moved, and/or structurally altered, subject to the following criteria: c. No enlargements shall result in a total gross floor area devoted to a nonconforming use over 1200 square feet and no enlargements shall be allowed to any building which has a current legal nonconforming residential gross floor area of 1200 or more square feet .	17.37.040 Limited Exception for Nonconforming Uses Therefore, an improvement comprising minor enlargements, extensions, expansions, or structural alterations of a building or structure dedicated to an industrial, public works, or energy-related nonconforming use may be allowed with a Limited Exception Determination, subject to the following process and findings: [Square footage limitation not included]
35-306(7)(a)(2): Unless otherwise specifically waived by the Planning and Development Director, ten (10) copies of the following information shall be submitted...	35-161(7)(a)(2): Unless otherwise specifically waived by the Planning and Development Director, ten (10) copies of the following information shall be submitted...	17.37.040(A)(2) Information Required. Unless specifically waived by the Zoning Administrator, the following information must be submitted: [no reference to 10 copies]
35-306(7)(a)(3): The Planning and Development Department shall distribute the material to the appropriate County Departments for a 30-day application completeness review .	35-161(7)(a)(3): The Planning and Development Department shall distribute the material to the appropriate County Departments for a 30-day application completeness review .	17.37.040(B): Distribution of Materials. The Zoning Administrator will distribute the material to the appropriate City and County Departments for a 30-day application completeness review .
Sec. 35.307 Nonconforming Buildings and Structures	Sec. 35-162 Nonconforming Buildings and Structures	
35-307.2(b): Where a nonconforming building or structure other than a single family residence is damaged by fire, flood, earthquake, or other natural disaster to an extent of seventy-five (75) percent or more of the replacement cost at the time of damage , as determined by the Planning and Development Department, such building or structure may not be reconstructed unless the Zoning Administrator finds in a public hearing that the building or structure is nonconforming and that the adverse impact upon the neighborhood created by the continues existence of such nonconforming building would be less than the hardship which would be suffered by the owner of the building or structure should reconstruction of the nonconforming building or structure be denied.	35-162.2(a): Except for single family residential buildings or structures, where a nonconforming building or structure is damaged by fire, flood, earthquake, or other natural disaster to an extent of seventy-five (75) percent or more of the replacement cost at the time of damage , as determined by the Planning and Development Department, such structure may not be reconstructed unless the Zoning Administrator finds that the adverse impact upon the neighborhood would be less than the hardship which would be suffered by the owner of the structure should reconstruction of the nonconforming structure be denied.	17.37.060 Nonconforming Structures F. Restoration of a Damaged Structure. 1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage. 2. If the cost of repair or reconstruction exceeds 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued or the original use is re-established.
35-307.2(b): ...If the damaged nonconforming building or structure is accessory to the primary building and there is substantial question regarding the extent of damage, as determined by Planning and Development, the Zoning Administrator shall find in a	Not included.	17.37.060 Nonconforming Structures F. Restoration of a Damaged Structure.

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public meeting that the building or structure is nonconforming and shall determine the extent of damage. If it is determined that the damage is seventy-five (75) percent or greater of the replacement cost , the accessory building or structure may not be reconstructed unless the Zoning Administrator also finds that the adverse impact upon the neighborhood would be less than the hardship which would be suffered by the owner of the building or structure should reconstruction of the accessory nonconforming building or structure be denied...		1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage. 2. If the cost of repair or reconstruction exceeds 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued or the original use is re-established.
35-307.2(c): Where a nonconforming building or structure other than a single family residence is damaged by fire, flood, earthquake, or other natural disaster to an extent of less than seventy-five (75) percent of the replacement cost at the time of damage , as determined by the Planning and Development Department, such structure may be restored to the same or lesser size in the same general footprint location...	35-162.2(b): Where damage to a nonconforming, non-single family residential building or structure is to an extent of less than seventy-five (75) percent of the replacement cost at the time of damage , as determined by the Planning and Development Department, such structure may be restored to the same or lesser size in the same general footprint location.	17.37.060 Nonconforming Structures F. Restoration of a Damaged Structure. 1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage. 2. If the cost of repair or reconstruction exceeds 75 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued or the original use is re-established.
35-307.2(c): ...If the damaged nonconforming building or structure is accessory to the primary building, notice shall be provided pursuant to Sec. 35-326.3.1 prior to granting of an exemption for the repair of the damaged building or structure. The notice shall specify...3) the public has ten days from the date the notice was posted to request a public hearing before the Zoning Administrator to determine the nonconforming status of the structure and the extent of damage...	Not included.	Not included. No separate standards for accessory structures.
35-307.2(a): If a nonconforming single family residential residence is damaged or destroyed by fire, flood, earthquake, or other natural disaster, such building or structure may be reconstructed to the same or lesser size in the same general footprint location.	35-162.2(c): If a nonconforming single family residential building or structure is damaged or destroyed by fire, flood, earthquake, or other natural disaster, such building or structure may be reconstructed to the same or lesser size in the same general footprint location.	Not included. No separate standards for single family residential buildings. Compare 17.37.060 Nonconforming Structures F. Restoration of a Damaged Structure. 1. A legal nonconforming building or structure that is damaged or partially destroyed may be restored or rebuilt if the cost of repair or reconstruction does not exceed 50 percent of the replacement cost of the nonconforming structure as determined by the Building Official. Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 12 months of the date of damage. 2. If the cost of repair or reconstruction exceeds 50 percent of the replacement cost of the nonconforming structure as determined by the Building Official, the land and building will be subject to all of the requirements and applicable standards of this Title in effect at the time of the loss. However, the Planning Commission may approve a Conditional Use Permit for the structure to be rebuilt to the same size, extent, and configuration as previously existed as long as the previous use is continued or the original use is re-established.
35-307.2(d): The restoration or reconstruction permitted above shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion. If the restoration or reconstruction of such building or structure does not commence within twenty-four (24) months it shall not be restored except in conformity with the applicable zone district regulations and other provisions of this Article.	35-162.2(e): The restoration permitted above shall commence within twenty-four (24) months of the time of damage and be diligently carried to completion. If the restoration of such building or structure does not commence within twenty-four (24) months it shall not be restored except in conformity with the applicable zone district regulations and other provisions of this Article.	17.37.060(F)(1): Replacement of the damaged portions of the building is allowed by right provided that the replaced portions are the same size, extent, and configuration as previously existed and repair work commences within 24 months of the date of damage.
Sec. 35-1311 Termination Procedure	Sec. 35-166 Termination Procedure	17.37.050 Termination of Nonconforming Uses
35-311.1: ... Upon recommendation of the Planning Commission, or upon petition by a person or persons affected by a nonconforming use of buildings or land or both, or on its own initiative, the Board of Supervisors may set a date for, and call a public hearing to determine whether or not a nonconforming use of land or buildings or both, or an unpermitted expansion of or change in such use should not be ordered terminated. Fifteen (15) days notice of such hearing shall be given by publication once in a newspaper of general circulation in the County of Santa Barbara or in the area where the affected property is located, and by service upon the owner	35-166.1: ... Upon recommendation of the Planning Commission, or upon petition by a person or persons affected by a nonconforming use of buildings or land or both, or on its own initiative, the Board of Supervisors may set a date for, and call a public hearing to determine whether or not a nonconforming use of land or buildings or both, or an unpermitted expansion of or change in such use should not be ordered terminated. Fifteen (15) days notice of such hearing shall be given by publication once in a newspaper of general circulation in the County of Santa Barbara or in the area where the affected property is located, and by service upon the owner	17.37.050(A): 1. The City Council may consider whether or not to order the termination of any legal nonconforming use and the time period within which such use must be terminated as provided herein only after a duly noticed public hearing. 2. The property owner of record and any tenant, individual or business operator known to be occupying the property shall be notified in writing no less than ten days in advance of the hearing that the City Council will be considering whether or not to order the termination of a nonconforming use. The notice shall state the specific date, time, and location of the hearing.

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or owners of the land and upon the person operating or maintaining such nonconforming use, if not the owner...	or owners of the land and upon the person operating or maintaining such nonconforming use, if not the owner...	17.53.060(C) (1) Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and for all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. b. Recipients. (1) The applicant and the owner of the subject property; (2) Any person or group who has filed a written request. (3) Outside the Coastal Zone: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies); (4) Within the Coastal Zone: i. Property owners and tenants within 100 feet of the exterior boundaries of the subject property(ies). ii. The Coastal Commission. iii. All persons who have filed a written request for notice of projects in the coastal zone. iv. Appealable Development: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies) for appealable development. c. Alternative Method for Large Mailings. If the number of owners to whom notice would be mailed or delivered pursuant to this Section is greater than 1,000, the City may instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the City at least 10 days before the date of the public hearing. (2) Newspaper Notice: Newspaper notice is required for all public hearings. The Zoning Administrator must publish a notice in at least one newspaper of general circulation in the City at least 10 days before the date of the public hearing.
35-311.4: The Board of Supervisors shall render its decision in writing, containing findings of fact, within 30 days after the date on which the public hearing was completed and closed. It shall deliver copies by mail or personally to the parties concerned in said hearing. Failure to so render such decision within said 30 days or any extension thereof stipulated to by the parties shall be deemed to permit the continuance of said nonconforming use or said expansion thereof or change thereto, which was the subject of said hearing...	35-166.4: The Board of Supervisors shall render its decision in writing, containing findings of fact, within 30 days after the date on which the public hearing was completed and closed. It shall deliver copies by mail or personally to the parties concerned in said hearing. Failure to so render such decision within said 30 days or any extension thereof stipulated to by the parties shall be deemed to permit the continuance of said nonconforming use or said expansion thereof or change thereto, which was the subject of said hearing...	Not Included.
Division 10 – Permit Procedures	Division 11 – Permit Procedures	
Not included	Sec. 35-169 Coastal Development Permits	Chapter 17.58 Coastal Development Permits
	35-169.2(1): The following activities shall be exempt from the issuance of a Coastal Development Permit: b. Except when a fence or wall obstructs public access to the beach, fences and walls of six feet or less and gate posts of eight (8) feet or less in height located within front yard setback areas. Fences and walls of eight (8) feet or less in height and gate posts of ten (10) feet or less in height located outside of front yard setback areas and not closer than twenty (20) feet to the right-of-way line of any street.	17.58.030 Exemptions The following projects are exempt from the requirement to obtain a Coastal Development Permit, pursuant to the Coastal Act. ... B. Improvements to Existing Single-unit Residences. Improvements to existing single-unit residences, subject to the following provisions: 1. Definition of Existing Single-unit Residence. For the purposes of this Subsection, where there is an existing single-unit residential building, all of the following are considered a part of that structure: b. Structures on the property normally associated with a single-unit residence, such as garages, swimming pools, fences , and storage shed, but not including guesthouses or secondary dwelling units.
	35-169.2(1): The following activities shall be exempt from the issuance of a Coastal Development Permit: e. Buildings or structures having an aggregate value of less than \$2,000.00 , as determined by the Planning and Development Department.	No monetary value included. Compare to 17.58.030 Exemptions and 17.58.050 Waiver for De Minimis Development. or secondary dwelling units.
	35-169.2(1): The following activities shall be exempt from the issuance of a Coastal Development Permit: j. The following improvements and structures shall be exempt provided that the parcel on which they are located is not within 300 feet of the edge of a coastal bluff or the inland extent of any beach, or not within or contiguous to an Environmentally Sensitive Habitat (ESH) area:	17.58.030 Exemptions The following projects are exempt from the requirement to obtain a Coastal Development Permit, pursuant to the Coastal Act. ... B. Improvements to Existing Single-unit Residences. Improvements to existing single-unit residences, subject to the following provisions: 1. Definition of Existing Single-unit Residence. For the purposes of this Subsection, where there is an existing single-unit residential building, all of the following are considered a part of that structure:

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
	<p>i. Decks, platforms, walks, and driveways which do not require a Grading Permit pursuant to Chapter 14 of the County Code and are not over thirty (30) inches above grade and not over any basement or Story below.</p> <p>iii. Window awnings that are supported by an exterior wall and project no more than 54 inches from such exterior wall.</p> <p>iv. Spas, hot tubs and fish ponds that do not exceed 120 sq. ft. of total development, including related equipment, or contain more than 2,000 gallons of water.</p> <p>v. One-story detached accessory buildings used as tool and storage sheds, playhouses, gazebos, pergolas and similar uses, provided such buildings or structures do not exceed twelve (12) feet in height, the roof area does not exceed 120 square feet, and no plumbing or electrical work is required.</p> <p>vi. Retaining walls (retaining earth only) which are not over 4 feet in height measured from the bottom of the footing to the top of the wall and do not require a Grading Permit pursuant to Chapter 14 of the County Code.</p> <p>viii. In the RR, A-I, and A-II districts, agricultural accessory structures that are roofed and supported by posts or poles, do not exceed 500 square feet of roof area, are unenclosed on all sides, and have no plumbing or electrical facilities.</p>	<p>b. Structures on the property normally associated with a single-unit residence, such as garages, swimming pools, fences, and storage shed, but not including guesthouses or secondary dwelling units.</p>
	<p>35-169.2(1): The following activities shall be exempt from the issuance of a Coastal Development Permit:</p> <p>n. Pursuant to the intent of 30610 (g) of the Public Resources Code and this Article, the restorations or reconstruction of conforming buildings or structures, other than a public works facility, damaged or destroyed by a disaster, as determined by Planning and Development... The restored or replaced structure shall conform to all provisions of the zone district requirements (including permitted uses), shall be for the same use, shall be in the same footprint location, shall not exceed either the floor area, height, or bulk of the damaged or destroyed structure by more than ten (10) percent.</p>	<p>17.58.030(G): Structures Destroyed by Natural Disaster. The replacement of any structure, other than a public works facility, destroyed by a disaster, provided that the replacement structure meets all of the following criteria:</p> <ol style="list-style-type: none"> 1. The structure is for the same use as the destroyed structure; 2. The structure does not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent; and 3. The structure is sited in the same location on the affected property as the destroyed structure.
	<p>35-169.2(1): The following activities shall be exempt from the issuance of a Coastal Development Permit:</p> <p>o. Ground or roof mounted receive only satellite dish and wireless television antenna one (1) meter in diameter or less which is used solely by the occupants of the property on which the antenna is located for the noncommercial, private reception of communication signals (e.g., television).</p>	<p>17.58.030 Exemptions</p> <p>The following projects are exempt from the requirement to obtain a Coastal Development Permit, pursuant to the Coastal Act.</p> <p>...</p> <p>B. Improvements to Existing Single-unit Residences. Improvements to existing single-unit residences, subject to the following provisions:</p> <ol style="list-style-type: none"> 1. Definition of Existing Single-unit Residence. For the purposes of this Subsection, where there is an existing single-unit residential building, all of the following are considered a part of that structure: <ol style="list-style-type: none"> a. All fixtures and other structures directly attached to a residence. b. Structures on the property normally associated with a single-unit residence, such as garages, swimming pools, fences, and storage shed, but not including guesthouses or secondary dwelling units.
	<p>35-169.2(2): For buildings and structures that do not otherwise require a discretionary permit and are 20,000 or more square feet in size or are attached or detached additions that when together with existing buildings and structures total 20,000 square feet or more, a Development Plan as provided in Section 35-171. (Development Plans) shall be required prior to issuance of a Coastal Development Permit.</p>	<p>Not included.</p>
	<p>35-169.4(2): The application shall be deemed accepted unless the Planning and Development Department finds the application incomplete and notifies the applicant of incompleteness by mail within five working days of receipt of the application. - However, in the case of a Coastal Development Permit subject to the additional requirements of Section 35-169.5. (Special Processing for Coastal Development Permits within a Geographic Appeals Area or for a Major Public Works Project.) this time period shall instead be thirty (30) calendar days after the Planning and Development Department's acceptance of the application for processing.</p>	<p>Not included.</p>
	<p>35-169.4(5): In the case of a development which requires a public hearing and final action by the Planning Commission or Zoning Administrator, or final action by the Director, any subsequently required Coastal Development Permit shall not be</p>	<p>17.53.130 Common Procedures, Appeals</p> <p>C. Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the</p>

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	approved or issued within the ten (10) calendar days following the date that the Planning Commission, Zoning Administrator, or Director took final action , during which time an appeal of the action may be filed in accordance with Sec. 35-182.3.	event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day. 17.53.100 Common Procedures, Expirations and Extensions A. Effective Date. A final decision on an application for any discretionary approval becomes effective after the expiration of the appeal period following the date of action, unless an appeal is filed. No building permit or business license can be issued until the day following the expiration of the appeal period. Applicants can submit for plan check during appeal period and litigation if the applicant submits a written request and acknowledges (1) that the appeal/litigation period is not over and (2) that the risk that any action he undertakes may be reversed if an appeal is filed and the outcome of the legal case is not in the applicant's favor.
	35-169.4(6): In the case of a development which is heard by the Board of Supervisors on appeal, or which otherwise requires a public hearing and final action by the Board of Supervisors and is appealable to the Coastal Commission, the Coastal Development Permit shall not be approved or issued within the ten (10) working days following the date of receipt by the Coastal Commission of the County's notice of final action during which time an appeal may be filed in accordance with Sec. 35-182.4.	17.53.120(D): Effective Date of City Action. The City's final decision on an application for an appealable development becomes effective on the eleventh working day after the Coastal Commission has received notice of the completed City action in accordance with Subsection (B) of this Section unless either of the following occur: 1. An appeal is filed in accordance with this Chapter;
	35-169.4(9): Prior to approval of a Coastal Development Permit, the Planning and Development Department, or final decision-maker, shall establish a date for posting of public notice and commencement of the appeal period, pursuant to Sections 35-181.(Noticing) and 35-182. (Appeals). If no such date is identified, the required date of posting notice shall be the first working day following the date of approval of the Coastal Development Permit.	Not included. For Noticing requirement, see 17.58.120(B). Notice of Final Action Within seven calendar days of the City completing its review and meeting the requirements of Subsection (A), the City must notify by first-class mail, the Coastal Commission and any persons who specifically requested notice of such action by submitting a self-addressed, stamped envelope.
	35-169.5(3): The Zoning Administrator shall hold at least one noticed public hearing , unless waived, on the requested Coastal Development Permit and either approve, conditionally approve, or deny the request...	No specific hearing requirements for Major Public Works or Appealable Jurisdiction projects. Compare to 17.58.080 Hearing and Action on Coastal Development Permit.
	35-169.5(4): An approval of a Coastal Development Permit by the Zoning Administrator shall be valid for one year . Prior to the expiration of the approval, the Zoning Administrator may extend the approval one time for one year if good cause is shown and the applicable findings for the approval required pursuant to Section 35-169.6., can still be made...	17.53.100 Expiration and Extensions B. Expiration. Any permit granted under this Title may be declared lapsed and of no further force and effect if it is not exercised or extended within two years of its issuance , or within the time period otherwise established through a separate condition of approval. Conditional Use Permits and other permits authorizing construction, including Coastal Development Permits, are deemed exercised when a valid City building permit, if required, is issued and construction has lawfully commenced. A permit for the use of a building or a property that does not involve construction is exercised when the permitted use has commenced on the property.
	35-169.7(2): A Coastal Development Permit shall expire two (2) years from the date of issuance if the use, building, or structure for which the permit was issued has not been established or commenced in conformance with the effective permit.	17.53.100 Expiration and Extensions B. Expiration. Any permit granted under this Title may be declared lapsed and of no further force and effect if it is not exercised or extended within two years of its issuance , or within the time period otherwise established through a separate condition of approval. Conditional Use Permits and other permits authorizing construction, including Coastal Development Permits, are deemed exercised when a valid City building permit, if required, is issued and construction has lawfully commenced. A permit for the use of a building or a property that does not involve construction is exercised when the permitted use has commenced on the property.
	35-169.7(3): Prior to the expiration of such two (2) year period , the Director may extend such period one time for one additional year for good cause shown, provided that the findings for approval required pursuant to Section 35-169.6., as applicable, can still be made.	17.53.100 Expiration and Extensions C. Extensions. The Director may approve a two year extension of any permit or approval granted under this Title upon receipt of a written application with the required fee within one year of the date of the approval . After the first extension, additional extensions require approval by the original decision-making body or the Planning Commission if the Zoning Administrator was the original decision making.
	35-169.11(2): The requirement for the public hearing for an application for a Coastal Development Permit, pursuant to Section 35-169.5., may be waived for a "minor development" (as defined in Section 35-169.11) by the Planning and Development Department only if both of the following occur: b. No written request for public hearing is received by the Planning and Development Department within fifteen (15) working days from the date of sending the notices pursuant to Section 35-169.11.2.a.	17.58.080(C) Hearing and Action on Coastal Development Permit, Waiver of Public Hearing for Minor Development: Basis for Waiver. The Zoning Administrator may waive the requirement for a public hearing on a Coastal Development Permit application for minor development only if both the following occur: b. No request for public hearing is received by the local government within 15 working days from the date of sending the notice pursuant to Subsection (a).
Sec. 35-314 Land Use Permit	Sec. 35-178 Land Use Permit	Not included.
Not included in new Zoning Ordinance.		
Sec. 35-315 Conditional Use Permits	Sec. 35-172 Conditional Use Permits	17.55 Conditional Use Permits

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<p>35-315.4 Minor Conditional Use Permits</p> <p>1. Buildings, structures, facilities and uses of a public works, utilities or private service nature, except airports, including but not limited to, the follow:</p> <p>a. Unless otherwise provided for in specific districts; regulations, reservoirs that are 50,000 square feet or more of total development.</p> <p>b. Water production, storage, and treatment systems and distribution lines, including but not limited to, shared water systems, community water systems, water treatment plants, water package plants and appurtenant fixtures and structures associated with water wells and water storage tanks, proposed to serve more than one domestic, commercial, industrial or recreational connection in the RR, R-I/E-I, R-2, and EX-I districts and more than five connections in all other zone districts.</p> <p>g. Private flood control projects of more than 21,000 square feet of total development area.</p> <p>2. Fences and walls over six (6) feet in height when located within the front yard setback or when located within the side yard setback and closer than twenty (20) feet to the right-of-way of any street. Within areas of the side yard setback that are more than twenty (20) feet from the right-of-way of any street or within the rear yard setback, fences and walls of more than eight (8) feet and gateposts of more than ten (10) feet in height.</p>	<p>172.4 Minor Conditional Use Permits</p> <p>1. Fences and walls of more than six (6) feet and gate posts of more than eight (8) feet in height when located within the front yard setback or when located within the side yard setback and closer than twenty (20) feet to the right-of-way of any street. Within areas of the side yard setback that are more than twenty (20) feet from the right-of-way of any street or within the rear yard setback, fences and walls of more than eight (8) feet and gateposts of more than ten (10) feet in height.</p>	<p>17.55.020 Applicability</p> <p>Approval of a use permit is required for uses or developments specifically identified in Part II: Base Zoning Districts, Part III: Overlay Districts, and/or any other section of this Title that requires a use permit.</p> <p>A. Administrative Use Permits. An Administrative Use Permit is required for buildings or structures constructed, the use of vacant land, changes in the character of the use of land or building, or for substantial expansions in the use of land or building that have been found not to be inherently detrimental to the use and enjoyment of land, but require an additional level of review and have a higher threshold of approval in certain circumstances. They are identified with an "AU" in the schedules of land use regulations in the Base Zoning Districts of this Title.</p> <p>B. Conditional Use Permits. A Conditional Use Permit is required for proposed buildings or structures, the use of vacant land, changes in the character of the use of land or building, or for substantial expansions in the use of land or building that may have an impact upon the general welfare and safety of the public. These uses require an additional level of review and have a higher threshold of approval to ensure that they are compatible with the adjacent land uses and comply with the goals and intent of the General Plan. They are identified with a "CU" in the land use regulation tables in the Base Zoning Districts of this Title.</p> <p>17.25.080 Fences and Freestanding Wall</p> <p>Fences and freestanding walls must comply with the following standards.</p> <p>A. Maximum Height.</p> <p>1. Front Yards and Street Side Yards. Within the front and street side yards, or along the exterior boundaries of such yards, fences and freestanding walls may not exceed a height of six feet. Columns, gates, entry lights, may exceed the maximum height by six inches.</p> <p>2. Other Parcel Locations. Outside of the required front yard and street side yards and more than 20 feet from any street right-or-way line, the maximum height for fences is eight feet, unless a higher fence height is allowed pursuant to Administrative Use Permit approval.</p>
<p>35-315.5 Major Conditional Use Permits</p> <p>2. The following uses may be permitted in any zone district in which they are not otherwise permitted, with a Major Conditional Use Permit:</p> <p>x. Other public works, utilities and private service facilities, including, but not limited to the following:</p> <p>(1). Wastewater treatment plants, wastewater package plants, reclamation facilities, or other similar facilities, proposed to serve up to 199 connections.</p>	<p>Not included.</p>	<p>17.55.020 Applicability</p> <p>Approval of a use permit is required for uses or developments specifically identified in Part II: Base Zoning Districts, Part III: Overlay Districts, and/or any other section of this Title that requires a use permit.</p> <p>A. Administrative Use Permits. An Administrative Use Permit is required for buildings or structures constructed, the use of vacant land, changes in the character of the use of land or building, or for substantial expansions in the use of land or building that have been found not to be inherently detrimental to the use and enjoyment of land, but require an additional level of review and have a higher threshold of approval in certain circumstances. They are identified with an "AU" in the schedules of land use regulations in the Base Zoning Districts of this Title.</p> <p>B. Conditional Use Permits. A Conditional Use Permit is required for proposed buildings or structures, the use of vacant land, changes in the character of the use of land or building, or for substantial expansions in the use of land or building that may have an impact upon the general welfare and safety of the public. These uses require an additional level of review and have a higher threshold of approval to ensure that they are compatible with the adjacent land uses and comply with the goals and intent of the General Plan. They are identified with a "CU" in the land use regulation tables in the Base Zoning Districts of this Title.</p>

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<p>35-315.9 Time Limit 1. Prior to the commencement of the development and/or authorized use permitted by the Conditional Use Permit, a Land Use Permit authorizing such development and/or use shall be obtained. At the time of approval of a Conditional Use Permit, a time limit shall be established within which a Land Use Permit must be obtained. The time limit shall be a reasonable time based on the size and nature of the proposed development or use. If no date is specified, the time limit shall be eighteen (18) months from the effective date of the Conditional Use Permit. The effective date shall be the date of expiration of the appeal period on the approval of the Conditional Use Permit, or if appealed, the date of action by the Board of Supervisors. The time limit may be extended by the decision-maker with jurisdiction over the project one time for good cause shown, provided a written request, including a statement of reasons for the time extension request, is filed with the Planning and Development Department prior to the expiration date. If the required time limit in which to obtain the Land Use Permit has expired and no extension has been filed, then the Conditional Use Permit shall become null and void. 2. A Conditional Use Permit shall become null and void and be automatically revoked if the use permitted under the Conditional Use Permit is discontinued for a period of more than one year. Said time may be extended by the decision-maker with jurisdiction over the project one time for good cause shown, provided a written request, including a statement of reasons for the time extension request, is filed with the Planning and Development prior to expiration date.</p>	<p>35-172.9 Time Limit 1. Prior to the commencement of the development and/or authorized use permitted by the Conditional Use Permit, a Coastal Development Permit authorizing such development and/or use shall be obtained. At the time of approval of a Conditional Use Permit, a time limit shall be established within which a Coastal Development Permit must be obtained. The time limit shall be a reasonable time based on the size and nature of the proposed development or use. If no date is specified, the time limit shall be eighteen (18) months from the effective date of the Conditional Use Permit. The effective date shall be the date of expiration of the appeal period on the approval of the Conditional Use Permit, or if appealed, the date of action by the Board of Supervisors. The time limit may be extended by the decision-maker with jurisdiction over the project pursuant to the provisions of Section 35-1 72.11., one time for good cause shown, provided a written request, including a statement of reasons for the time extension request, is filed with the Planning and Development Department prior to the expiration date. If the time limit expires and no extension has been granted, then the Conditional Use Permit shall be considered null and void. 2. A Conditional Use Permit shall become null and void and be automatically revoked if the use permitted under the Conditional Use Permit is discontinued for a period of more than one year. Said time may be extended by the decision-maker with jurisdiction over the project one time for good cause shown, provided a written request, including a statement of reasons for the time extension request, is filed with the Planning and Development prior to expiration date.</p>	<p>17.53.120(C): Decision of Revocation. A permit(s) may be revoked under any one of the following findings: 2. The use in question has ceased to exist or has been suspended for one year or more;</p>
<p>35-315.11(2): Amendments: Where a change to an approved Conditional Use Permit is not in substantial conformity with the approved permit, the Director, or in the case of a Revocation hearing the decision-maker with jurisdiction over the project, may approve, or conditionally approve an application to alter, add, replace, relocate or otherwise amend a Conditional Use Permit, providing: c. A public hearing shall not be required for amendments to an approved Conditional Use Permit. However, notice shall be given at least ten (10) days prior to the date of the decision-makers decision as provided in Sec. 35-326. (Noticing). The decision-maker may approve, conditionally approve, or deny the Amendment.</p>	<p>35-172.11(2): Amendments: Where a change to an approved Conditional Use Permit is not in substantial conformity with the approved permit, the Director, or in the case of a Revocation hearing the decision-maker with jurisdiction over the project, may approve, or conditionally approve an application to alter, add, replace, relocate or otherwise amend a Conditional Use Permit, providing: c. A public hearing shall not be required for amendments to an approved Conditional Use Permit. However, notice shall be given at least ten (10) days prior to the date of the decision as provided in Sec. 35-1 81. (Noticing). The decision-maker may approve, conditionally approve, or deny the Amendment.</p>	<p>17.53.110 Modification of Approved Plans A. Minor Modifications of Approvals. The Zoning Administrator may approve modifications that are minor in scope and result in a less than 10-percent increase in square footage or in the number of dwelling units, to approved plans that are consistent with the original findings and conditions approved by the decision-making body that would not intensify any potentially detrimental effects of the project. B. Major Modifications of Approvals. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect a condition of approval must be treated as a new application, except that such changes determined to be minor under Subsection (A), above, may be approved by the Zoning Administrator.</p>
<p>35-315.13(2): Handicraft Industries. A Conditional Use permit may be issued under the provisions of this Sec. 35-315...: a. All manufacturing activities shall be conducted within a completely enclosed building having a total floor area which is not to exceed 2,500 square feet.</p>	<p>35-172.13(2): Handicraft Industries. A Conditional Use permit may be issued under the provisions of this section...: a. All manufacturing activities shall be conducted within a completely enclosed building having a total floor area which is not to exceed 2,500 square feet. f. Not more than five persons shall be employed on the premises in connection with such use.</p>	<p>Not included.</p>
<p>35-315.13(4): Sale of agricultural products grown on the premises. b. The premises shall consist of two (2) or more contiguous acres. c. If a building or structure is required for the sale of such products, the sale shall be conducted either within an existing accessory building or from a separate stand not to exceed two hundred (200) square feet of sales and storage except that if the premises consist of five (5) or more contiguous acres, such building shall not exceed six hundred (600) square feet. The building or structure shall be located no closer than 20 feet to the right-of-way line of any street; this requirement shall apply in lieu of any other setback requirements of the zone district or the sign regulations. Only one (1) stand shall be allowed on the premises. g. A minimum of two (2) permanently maintained onsite parking spaces shall be provided, which shall not be located closer than 20 feet to the right-of-way line of any street.</p>	<p>35-172.13(6): Sale of agricultural products grown on the premises. b. The premises shall consist of two (2) or more contiguous acres. c. If a building or structure is required for the sale of such products, the sale shall be conducted either within an existing accessory building or from a separate stand not to exceed two hundred (200) square feet of sales and storage Added 1/86 area except that if the premises consist of five (5) or more contiguous acres, such building shall not exceed six hundred (600) square feet. The building or structure shall be located no closer than 20 feet to the right-of-way line of any street; this requirement shall apply in lieu of any other setback requirements of the zone district or the sign regulations. Only one (1) stand shall be allowed on the premises. g. A minimum of two (2) permanently maintained onsite parking spaces shall be provided, which shall not be located closer than 20 feet to the right-of-way line of any street.</p>	<p>Compare to Produce Stand. Produce Stands are a permitted use in the AG District but limited to 200 square feet of gross floor area pursuant to Table 17.12.020.</p>

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35-315.13(5): Composting Facility. A Conditional Use Permit may be issued under the provisions of this Sec. 35-315. For a Composting Facility in an AG-I or AG-II District, that includes the use of off-premise generated feedstock and may include the on-premise commercial sale of the resultant compost products, subject to, at a minimum, the following conditions: b. If a building or structure is required for the sale of such product, the sale shall be conducted either within an existing accessory building or from a single, separate stand not to exceed 600 square feet of sale and storage area. d. A minimum of two permanently maintained on-site parking spaces shall be provided which shall not be located closer than 20 feet to the right-of-way line of any street.	Not included.	Not included. Commercial composting included in definition of Agricultural Processing. Agricultural Processing requires a Conditional Use Permit in the AG District. Parking for Agricultural Processing is as determined by the Zoning Administrator per Table 17.39.040(A)(2).
Sec. 35-316 Variances	Sec. 35-173 Variances	Chapter 17.57
35-316.5(2): The Zoning Administrator shall hold at least one noticed public hearing on the requested Variance and either approve, conditionally approve, or deny the request. Notice of the time and place of said hearing shall be given in the manner prescribed in Sec. 35-326. (Noticing).	35-173.5(1): The Zoning Administrator shall hold at least one noticed public hearing on the requested Variance and either approve, conditionally approve, or deny the request. Notice of the time and place of said hearing shall be given in the manner prescribed in Sec. 35-181. (Noticing).	17.57.030: Procedures: Consideration of variances requires a public hearing before the Planning Commission. The Planning Commission can approve, conditionally approve, or deny the application. A Variance may require that the existing development site be brought into substantial conformance with the terms of this Title. All notification requirements must be followed before the public hearing.
Sec. 35-317 Development Plans	Sec. 35-174 Development Plans	Not Included.
Not included in new Zoning Code.		
Sec. 35-318 Specific Plans	Sec. 35-175 Specific Plans	Chapter 17.66
35-318.4(3): The Planning Commission shall hold at least one noticed public hearing on the Specific Plan...	35-175.4(3): The Planning Commission shall hold at least one public hearing on the Specific Plan...	17.66.020: ... except that a Specific Plan may only be approved or amended in the same manner that the General Plan may be approved or amended pursuant to Chapter 17.64, Amendments to General Plan. 17.64.070 Public Hearing: All General Plan Amendments require at least one public hearing by the Planning Commission and one public hearing by the City Council before adoption.
35-318.4(5): The Board of Supervisors shall hold at least one noticed public hearing before adopting the proposed Specific Plan...	35-175.4(5): The Board of Supervisors shall hold at least one (1) public hearing before adopting the proposed Specific Plan...	17.66.020: ... except that a Specific Plan may only be approved or amended in the same manner that the General Plan may be approved or amended pursuant to Chapter 17.64, Amendments to General Plan. 17.64.070 Public Hearing: All General Plan Amendments require at least one public hearing by the Planning Commission and one public hearing by the City Council before adoption.
35-318.4(6): The Board of Supervisors shall not make any change or addition to any proposed Specific Plan thereto recommended by the Planning Commission until the proposed change or addition has been referred to the Planning Commission for a report and a copy of the report has been filed with the Board of Supervisors. Failure of the Planning Commission to report within 40 days after the reference or such longer period as may be designated by the Board of Supervisors shall be deemed to be approval of the proposed change or additions...	35-175.4(6): The Board of Supervisors shall not make any change or addition to any proposed Specific Plan thereto recommended by the Planning Commission until the proposed change or addition has been referred to the Planning Commission for a report and a copy of the report has been filed with the Board of Supervisors. Failure of the Planning Commission to report within 40 days after the reference shall be deemed to be approval of the proposed change or additions...	17.66.020: ... except that a Specific Plan may only be approved or amended in the same manner that the General Plan may be approved or amended pursuant to Chapter 17.64, Amendments to General Plan. 17.64.090 City Council Hearing and Action B. Council Action. After the conclusion of the hearing, the City Council may approve, modify, or deny the proposed General Plan amendment. If the Council proposes any substantial modification not previously considered by the Planning Commission during its hearings, the proposed modification will first be referred back to the Planning Commission for its recommendation. The failure of the Planning Commission to report within 45 days after the referral will be deemed a recommendation to approve and the amendment will be returned to Council for adoption.
Sec. 35-319 Oil and Gas (Oil and Drilling and Production) Plans	Sec. 35-176 Oil and Gas (Oil and Drilling and Production) Plans	Not included.
Not included in new Zoning Code		
Sec. 35-320 Reclamation and Surface Mining Plans	Sec. 35-177 Reclamation and Surface Mining Plans	Not included.
Not included in new Zoning Code		
Sec. 35-321 Modifications	Sec. 35-179 Modifications	Chapter 17.59 Modifications
35-179.2(3)(a): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: a. The total area of each side, front and/or rear yard setback area shall not be reduced by more than twenty percent (20%) of the minimum yard setback area required pursuant to the applicable District regulations.	35-321.2(3)(a): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: a. The total area of each side, front and/or rear yard setback area shall not be reduced by more than twenty percent (20%) of the minimum yard setback area required pursuant to the applicable District regulations.	17.59.020: The Zoning Administrator may grant relief from the dimensional requirements specified in this Title, as provided below. A. Setbacks. Up to 10 percent of the required front, side, and rear yard setback standards.
35-179.2(3)(b): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: b. No setback reduction for buildings and structures, except for unenclosed, attached porches or entryways, shall result in: 1) A front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than sixteen and one half (16 1/2) feet.	35-321.2(3)(b): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: b. No setback reduction for buildings and structures, except for unenclosed, attached porches or entryways, shall result in: 1) A front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than sixteen and one half (16 1/2) feet.	Not included.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
2) A side yard setback depth from property lines of less than three (3) feet. 3) A rear yard setback depth from property lines of less than fifteen (15) feet.	2) A side yard setback depth from property lines of less than three (3) feet. 3) A rear yard setback depth from property lines of less than fifteen (15) feet.	
35-179.2(3)(c): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: c. No unenclosed, attached porch or entryway shall result in a front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than ten (10) feet.	35-321.2(3)(c): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: c. No unenclosed, attached porch or entryway shall result in a front yard setback depth, as measured from the right of way or easement line of a street or driveway, of less than ten (10) feet.	Not included.
35-179.2(3)(d): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: d. Up to a ten percent (10%) increase in District height regulations.	35-321.2(3)(d): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: d. Up to a ten percent (10%) increase in District height regulations.	17.59.020: The Zoning Administrator may grant relief from the dimensional requirements specified in this Title, as provided below. D. Height. Maximum height of buildings and structures, up to 10 percent or two feet , whichever is less.
35-179.2(3)(e): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: e. Up to a ten percent (10%) increase in mandatory Floor Area Ratio (FAR) requirements for buildings originally constructed prior to the adoption of such FAR regulations (e.g., if the required FAR is 0.50 the maximum modification allowed would be 0.55.)	35-321.2(3)(e): Modifications may only be granted in conjunction with a specific development proposal and are limited to all of the following: e. Up to a ten percent (10%) increase in mandatory Floor Area Ratio (FAR) requirements for buildings originally constructed prior to the adoption of such FAR regulations (e.g., if the required FAR is 0.50 the maximum modification allowed would be 0.55.)	Not included.
35-321.5(3): The Zoning Administrator shall hold at least one noticed public hearing on the requested Modification and either approve, conditionally approve, or deny the request. Notice of the time and place of said hearing shall be given in the manner prescribed in Sec. 35-181. (Noticing).	35-179.5(3): The Zoning Administrator shall hold at least one noticed public hearing on the requested Modification and either approve, conditionally approve, or deny the request. Notice of the time and place of said hearing shall be given in the manner prescribed in Sec. 35-181. (Noticing).	17.59.030 Procedures A. Authority and Duties. The Zoning Administrator may approve, conditionally approve, or deny applications for modifications with consideration of the requirements of this Chapter. B. Concurrent Processing. If a request for modification is being submitted in conjunction with an application for another approval, permit, or entitlement under this Title, it must be heard and acted upon at the same time and in the same manner as that application.
35-321.7: Unless otherwise specified by conditions of project approval, a Modification shall expire one year from the date of approval if a Land Use Permit has not been issued for the modified building or structure. Prior to the expiration of such time period, the Director may grant one, one year extension from the date of expiration of the Modification, for good cause shown. Once the building or structure has been granted a Land Use Permit, the Modification shall have the same expiration date as the issued Land Use Permit.	35-179.7: Unless otherwise specified by conditions of project approval, a Modification shall expire one year from the date of approval if a Coastal Development Permit has not been issued for the modified building or structure. Prior to the expiration of such time period, the Director may grant one, one year extension from the date of expiration of the Modification, for good cause shown. Once the building or structure has been granted a Coastal Development Permit, the Modification shall have the same expiration date as the issued Coastal Development Permit.	Not included.
Sec. 35-322 Emergency Permits	Sec. 35-171 Emergency Permits	Chapter 17.61 Emergency Permits
35-322.5(1): A public notice of the emergency work shall be mailed to property owners within 300 feet of the subject property and such notice shall be posted on-site in three locations . Notice is not required to precede commencement of emergency work.	35-171.5(1): A public notice of the emergency work shall be mailed to property owners within 300 feet of the subject property and residents within 100 feet of the subject property and such notice shall be posted in three locations on the project site. Notice is not required to precede commencement of emergency work.	17.61.020(D) Permit Procedures, Noticing 1. The Zoning Administrator must provide notice of the proposed emergency action. The extent and type of the notice must be determined on the basis of the nature of the emergency. 2. If the nature of the emergency does not allow sufficient time for public notice to be given before the emergency work begins, the Zoning Administrator must provide public notice of the action taken, or being taken, as soon as is practical. 3. Public notice of the nature of the emergency and the remedial actions to be taken must be posted on the site in a conspicuous place and mailed to all persons the Zoning Administrator has reason to know would be interested in such action. 4. In the Coastal Zone, notice shall be mailed to the Coastal Commission.
35-322.5(3): The action will be completed within 30 days unless otherwise specified by the terms of the permit.	35-171.5(2): The Director may grant an Emergency Permit upon reasonable terms and conditions, including an expiration date, a requirement for a subsequent Coastal Development Permit, and a requirement for any discretionary permit required by this Article, if the Director finds that: a. An emergency exists and requires action more quickly than provided for by the procedures for permit processing, and the action will be completed within 30 days unless otherwise specified by the terms of the permit;	17.61.020(F) Permit Procedures, Expiration of Emergency Permit An emergency permit is valid for 60 days from the date it is issued by the Zoning Administrator. Before expiration of the emergency permit, the permittee must submit a regular permit application for the development even if only to remove the development undertaken pursuant to the Emergency Permit and restore the site to its previous condition.
35-322.5(4): The issuance of an Emergency Permit shall not constitute an entitlement to the erection of permanent structures. An application for a Land Use Permit and any discretionary permit required by this Article shall be made no later than 30 days following the granting of an Emergency Permit ; any materials required for a completed application shall be submitted within 90 days after the issuance of the emergency permit , unless this time period is extended by the Planning and Development Department.	35-171.5(3): The issuance of an Emergency Permit shall not constitute an entitlement to the erection of permanent structures. An application for a Coastal Development Permit and any discretionary permit required by this Article shall be made no later than 30 days following the granting of an Emergency Permit ; any materials required for a completed application shall be submitted within 90 days after the issuance of the emergency permit , unless this time period is extended by the Planning and Development Department.	17.61.020(F) Permit Procedures, Expiration of Emergency Permit An emergency permit is valid for 60 days from the date it is issued by the Zoning Administrator. Before expiration of the emergency permit, the permittee must submit a regular permit application for the development even if only to remove the development undertaken pursuant to the Emergency Permit and restore the site to its previous condition.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
Division 11 - Administration	Division 12 - Administration	
Not included.	Sec. 35-180 Amendments to a Certified Local Coastal Program	Chapter 17.65 Amendments to the Local Coastal Program
	35-180.3: An amendment to a Certified Local Coastal Program may be initiated by: 1. One or more persons owning property representing at least fifty percent of the assessed valuation of the property which will be affected by such amendment.	17.65.020 Amendment Initiation A. Initiation. A request to initiate an amendment to the Local Coastal Program may be submitted by a qualified applicant or by a motion of the City Council.
	35-180.4(3): The Planning Commission shall hold at least one public hearing on the proposal.	17.65.040(A): Planning Commission Action, Hearing. The Planning Commission must conduct a public hearing in conformance with Chapter 17.53, Common Procedures.
	35-180.4(4): Notice of the hearing shall be given at least ten calendar days before the hearing in the following manner: b. In addition, for a proposed change of zone district or change of land use designation, notices shall be mailed: 1) To the owners of the affected property and also the owners of the property within 300 feet of the exterior boundaries of the affected property, using for this purpose, the name and address of such owners shown on the tax rolls of the County. 2) To residents of the affected property and residents within 100 feet of the affected property. 3) In the event that the number of owners and/or residents to whom notice would be sent pursuant to 1 or 2 above is greater than one thousand , the County may provide notice by placing a display advertisement of at least one-eighth page in a newspaper of general circulation, published and circulated in the affected area of the County, at least 10 days prior to the hearing.	17.65.030 Public Notice and Review Procedures Public notice of hearings by the Planning Commission and the City Council for Local Coastal Program amendments must be provided, as specified in Chapter 17.53, Common Procedures. 17.53.060(C)(1): Notification Requirements, Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. b. Recipients. (1) The applicant and the owner of the subject property; (2) Any person or group who has filed a written request. (3) Outside the Coastal Zone: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies); (4) Within the Coastal Zone: i. Property owners and tenants within 100 feet of the exterior boundaries of the subject property(ies). ii. The Coastal Commission. iii. All persons who have filed a written request for notice of projects in the coastal zone. iv. Appealable Development: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies) for appealable development.
	35-180.5: ... Within 40 days of receipt of the recommendation of the Planning Commission, the Board of Supervisors shall hold a public hearing on the matter. If the matter under consideration is a request to change property from one zone to another (rezoning), and the Planning Commission has recommended against such a request, the Board of Supervisors shall not be required to hold a public hearing or take any further action on the matter unless within five days of the decision of the Planning Commission, the applicant or other interested person files a written request for such hearing with the Clerk of the Board of Supervisors. Notice of the time and place of said hearing by the Board of Supervisors shall be given in the same time and manner provided for the giving of notice of the hearing by the Planning Commission as specified in this Section. The Board of Supervisors may approve, modify, or disapprove the recommendation of the Planning Commission, provided that any modification of the proposed amendment by the Board of Supervisors not previously considered by the Planning Commission during its hearing shall first be referred to the Planning Commission for a report and recommendation, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within 40 days of the reference or such longer period as may be designated by the Board of Supervisors shall be deemed to be approval of the proposed modification.	17.65.050: City Council Action A. Hearing. Within 60 days of receiving the report from the Planning Commission, the City Council must conduct a duly noticed public hearing. The notice must include a summary of the Planning Commission recommendation. B. Action. After the conclusion of the hearing, the City Council may approve, modify, or deny the proposed Local Coastal Program amendment. If the Council proposes any substantial modification not previously considered by the Planning Commission during its hearings, the proposed modification will first be referred back to the Planning Commission for its recommendation. The failure of the Planning Commission to report within 45 days after the referral will be deemed a recommendation to approve, and the amendment will be returned to Council for adoption.
Sec. 35-325 Ordinance Text Amendments/ Rezones	Not included.	Chapter 17.63 Amendments to Zoning Regulations and Zoning Map
35-253.3(2): Processing. d. The Planning Commission shall hold at least one notices public hearing on the proposal.		17.63.050(A): Planning Commission Action, Hearing. The Planning Commission must conduct a public hearing in conformance with Chapter 17.53, Common Procedures.
35-253.3(2): Processing. e. Notice of the time and place of said hearing including a general explanation of the matter to be considered and a general description of the area affected shall be given at least ten (10) calendar days before the hearing in the following manner....		17.63.030 Public Notice Public notice of hearings by the Planning Commission and the City Council for Zoning Map amendments or zoning regulations text amendments must be provided, as specified in Chapter 17.53, Common Procedures.

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		<p>17.53.060(C): Notification Requirements, 1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. 2. Newspaper Notice. Newspaper notice is required for all public hearings. The Zoning Administrator must publish a notice in at least one newspaper of general circulation in the City at least 10 days before the date of the public hearing. 3. Posted Notice. c. Time Period. At least 10 days before the date of the public hearing. 4. Electronic Notice. Notice may be provided by electronic means, such as emailed notice, posted notice on the City's website, or other means determined by the Zoning Administrator. This type of notice may be substituted for advertised notice if their substitution is allowed by applicable law. Any persons or organizations may request that electronic notice be substituted for mailed notice through a request to the Zoning Administrator. Electronic notice can, at the request of the requestor, substitute for any mailed notice otherwise required by this Title.</p>
<p>35-253.3(3): Action. b. Upon receipt of the recommendation of the Planning Commission, the Board of Supervisors shall hold a public hearing. Notice of the time and place of said hearing shall be given in the manner as prescribed above in paragraph 2.e [at least ten (10) calendar days before the hearing].</p>		<p>17.63.060(A) City Council Hearing and Action, Hearing. The City Council must conduct a public hearing in conformance with the provisions of Chapter 17.53, Common Procedures.</p> <p>17.63.030 Public Notice Public notice of hearings by the Planning Commission and the City Council for Zoning Map amendments or zoning regulations text amendments must be provided, as specified in Chapter 17.53, Common Procedures.</p> <p>17.53.060(C): Notification Requirements, 1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. 2. Newspaper Notice. Newspaper notice is required for all public hearings. The Zoning Administrator must publish a notice in at least one newspaper of general circulation in the City at least 10 days before the date of the public hearing. 3. Posted Notice. c. Time Period. At least 10 days before the date of the public hearing. 4. Electronic Notice. Notice may be provided by electronic means, such as emailed notice, posted notice on the City's website, or other means determined by the Zoning Administrator. This type of notice may be substituted for advertised notice if their substitution is allowed by applicable law. Any persons or organizations may request that electronic notice be substituted for mailed notice through a request to the Zoning Administrator. Electronic notice can, at the request of the requestor, substitute for any mailed notice otherwise required by this Title.</p>
<p>35-253.3(3): Action. c. The Board of Supervisors may approve, modify, or disapprove the recommendation of the Planning Commission; provided that any modification of the proposed amendment by the Board of Supervisors not previously considered by the Planning Commission during its hearing, shall first be referred by the Planning Commission for report and recommendation, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within forty (40) days after the reference, or such longer period as may be designated by the Board of Supervisors, shall be deemed to be approval of the proposed modification.</p>		<p>17.63.060(B): City Council Hearing and Action, Action. After the conclusion of the hearing, the City Council may approve, modify, or deny, or take no action regarding a proposed Zoning Map or zoning regulations text amendment.</p>
<p>35-325.4(1): Initiation. Proposals to change the zoning of any property from one zone to another may be initiated by:</p>		<p>17.63.010(A): Initiation of Amendments, Initiation. A request to initiate an amendment to the Zoning Map or zoning regulations may be submitted by a qualified applicant or by a motion of the City Council.</p>

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c. Application by one or more persons owning property representing at least fifty percent of the assessed valuation of the property for which the zone classification change is sought.		
35-325.4(2): Processing. d. After certification of the final environmental document, the Planning Commission shall hold at least one noticed public hearing on the proposal.		17.63.050(A): Planning Commission Action, Hearing. The Planning Commission must conduct a public hearing in conformance with Chapter 17.53, Common Procedures.
35-325.4(3): Action. b. Upon receipt of the recommendation of the Planning Commission, the Board of Supervisors shall hold a public hearing on the matter . However, if the Planning Commission has recommended against the rezone, the Board of Supervisors shall not be required to hold a public hearing or take any further action on the matter unless within five (5) days after the Planning Commission files its recommendations with the Board of Supervisors, the applicant or other interested person files a written request for such hearing with the Clerk of the Board of Supervisors. Notice of the hearing shall be given in the manner as prescribed above in paragraph 2.e [at least ten (10) calendar days before the hearing]. c. The Board of Supervisors may approve, modify, or disapprove the recommendation of the Planning Commission; provided that any modification of the proposed amendment by the Board of Supervisors not previously considered by the Planning Commission during its hearing, shall be first referred to the Planning Commission for report and recommendation, but the Planning Commission shall not be required to hold a public hearing thereon. Failure of the Planning Commission to report within forty (40) days after the reference , or such a longer period as may be designated by the Board of Supervisors, shall be deemed to be approval of the designated by the Board of Supervisors, shall be deemed to be approval of the proposed modification.		17.63.060(A) City Council Hearing and Action, Hearing. The City Council must conduct a public hearing in conformance with the provisions of Chapter 17.53, Common Procedures. 17.63.030 Public Notice Public notice of hearings by the Planning Commission and the City Council for Zoning Map amendments or zoning regulations text amendments must be provided, as specified in Chapter 17.53, Common Procedures. 17.53.060(C): Notification Requirements, 1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. 2. Newspaper Notice. Newspaper notice is required for all public hearings. The Zoning Administrator must publish a notice in at least one newspaper of general circulation in the City at least 10 days before the date of the public hearing. 3. Posted Notice. c. Time Period. At least 10 days before the date of the public hearing. 4. Electronic Notice. Notice may be provided by electronic means, such as emailed notice, posted notice on the City's website, or other means determined by the Zoning Administrator. This type of notice may be substituted for advertised notice if their substitution is allowed by applicable law. Any persons or organizations may request that electronic notice be substituted for mailed notice through a request to the Zoning Administrator. Electronic notice can, at the request of the requestor, substitute for any mailed notice otherwise required by this Title. 17.63.060(B): City Council Hearing and Action, Action. After the conclusion of the hearing, the City Council may approve, modify, or deny, or take no action regarding a proposed Zoning Map or zoning regulations text amendment.
Sec. 35-326 Noticing	Sec. 35-181 Noticing	
35-326.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows: a. Notice shall be published in at least one newspaper of general circulation within the County, and circulated in the area affected by the project, at least ten (10) calendar days prior to the hearing .	35-181.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows: a. Notice shall be published in a newspaper of general circulation in the County and circulated in the area affected by the project, at least ten (10) calendar days prior to the hearing or action .	17.53.060(C) Common Procedures, Public Notification, Notification Requirements. (2)Newspaper Notice. Newspaper notice is required for all public hearings. The Zoning Administrator must publish a notice in at least one newspaper of general circulation in the City at least 10 days before the date of the public hearing.
35-326.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows: d. Notice shall be mailed to the owners of the affected property and the owners of the property within 300 feet of the exterior boundaries of the affected property, at least ten (10) calendar days prior to the hearing or action . The names and addresses used for such notice shall be those appearing on the equalized County assessment roll, as updated from time to time.	35-181.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows: d. Notice shall be mailed to the owners of the affected property and the owners of the property within 300 feet of the exterior boundaries of the affected property at least ten (10) calendar days prior to the hearing or action , using for this purpose the name and address of such owners as shown on the tax rolls of the County. e. Notice shall be mailed to residents within 100 feet of the affected property at least ten (10) calendar days prior to the hearing or action .	17.53.060(C) Common Procedures, Public Notification, Notification Requirements. 1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for all public hearings and for all Coastal Development Permits. a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing. b. Recipients. (3) Outside the Coastal Zone: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies); (4) Within the Coastal Zone: i. Property owners and tenants within 100 feet of the exterior boundaries of the subject property(ies). ii. The Coastal Commission. iii. All persons who have filed a written request for notice of projects in the coastal zone. iv. Appealable Development: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies) for appealable development.

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ZONING ORDINANCE NUMERICAL STANDARDS COMPARISON TABLE: EXISTING TO PROPOSED		
<i>Adopted Inland Zoning Ordinance</i>	<i>Adopted Coastal Zoning Ordinance</i>	<i>Public Review Draft Zoning Ordinance</i>
<p>35-326.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows:</p> <p>e. If the number of owners to whom notice would be mailed or delivered pursuant to this Section is greater than 1,000, the County may instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the County at least ten (10) calendar days prior to the hearing.</p>	<p>35-181.2(1): Minimum Requirements. For all projects that require a noticed public hearing or notice of a decision-maker action, notice shall be given pursuant to Sections 65090-65096 of the California Government Code. The minimum requirements for such notice shall be as follows:</p> <p>f. If the number of owners and residents to whom notice would be mailed or delivered pursuant to this Section is greater than 1,000, the County may instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the County at least ten (10) calendar days prior to the hearing.</p>	<p>17.53.060(C) Common Procedures, Public Notification, Notification Requirements.</p> <p>1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for all public hearings and for all Coastal Development Permits.</p> <p>c. Alternative Method for Large Mailings. If the number of owners to whom notice would be mailed or delivered pursuant to this Section is greater than 1,000, the City may instead provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the City at least 10 days before the date of the public hearing.</p>
<p>35-326.3(1a): Minimum Requirements for Land Use Permits not Following a Previous Discretionary Action.</p> <p>For Land Use Permits not following a previous discretionary action notice of Land Use Permit issuance shall be given in the following manner:</p> <p>a. By the Planning and Environmental Services Department conspicuously posting notice at one (1) public place within the City's jurisdiction (e.g., Planning and Environmental Services Department).</p> <p>b. Requiring that the applicant conspicuously post notice of Land Use Permit approval, as provided by the Planning and Environmental Services Department, at a minimum of three (3) locations on and around the perimeter of the subject property with at least one notice posted in a location that can be viewed from the nearest public street...</p> <p>c. Notice required pursuant to subsections a. and b. , above, shall be posted by a date identified by the Planning and Environmental Services Department. If not such date is identified, the required date of posting shall be the next working day following the date of approval of the Land Use Permit.</p> <p>d. Notice required to be posted shall be continuously posted for a minimum of ten (10) calendar days from the date prescribed pursuant to subsection 1.c., above.</p>	<p>Not included.</p>	<p>Not included.</p>

For Informational Purposes

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Not included.	<p>35-181.3 Coastal Development Permit and Land Use Permit Noticing</p> <p>1. Minimum Requirements. Notice of pending decision on a Coastal Development Permit, not subject to the special hearing requirements of Section 35-169.5 and not following a previous discretionary action, shall be given seven (7) days prior to the decision on the permit in the following manner:</p> <p>a. By the Planning and Development Department conspicuously posting notice at one (1) public place within the County's jurisdiction (e.g., Planning and Development Department).</p> <p>b. Requiring that the applicant conspicuously post notice of Coastal Development Permit, as provided by the Planning and Development Department, at a minimum of three (3) locations on and around the perimeter of the subject property with at least one notice posted in a location that can be viewed from the nearest public street...</p> <p>c. Notice required pursuant to subsections a. and b. , above, shall be posted by a date identified by the Planning and Development Department. If not such date is identified, the required date of posting shall be seven days prior to the date of the decision on the Coastal Development Permit.</p> <p>d. Notice required to be posted shall be continuously posted for a minimum of seventeen (17) calendar days from the date prescribed pursuant to subsection 1.c., above and shall remain posted for a minimum of ten (10) calendar days following the Planning and Development Department's decision on the permit.</p> <p>e. Notice of the Planning and Development Department's intent to act on a Coastal Development Permit shall also be mailed to ...2) all property owners and residents within 100 feet of the perimeter of the subject parcel...</p> <p>2. Minimum Requirements for Coastal Development Permits Following a Previous Discretionary Action.</p> <p>a. Planning and Development shall conspicuously post notice at one (1) public place within the County's jurisdiction (e.g., Planning and Development Department).</p> <p>b. The applicant conspicuously post notice of Coastal Development Permit, as provided by the Planning and Development Department, at a minimum of three (3) locations on and around the perimeter of the subject property with at least one notice posted in a location that can be viewed from the nearest public street...</p> <p>c. Notice required pursuant to subsections a. and b. , above, shall be posted by a date identified by the Planning and Development Department. If not such date is identified, the required date of posting shall the next working day following the date of approval of the Permit.</p> <p>d. Notice required to be posted shall be continuously posted for a minimum of ten (10) calendar days from the date prescribed pursuant to subsection 1.c., above.</p> <p>e. Notice of the Planning and Development Department's intent to act on a Coastal Development Permit shall also be mailed to ...2) all parties that received notice of the previous discretionary action, including but not limited to property owners and residents within 100 feet of the perimeter of the subject parcel...</p>	<p>17.58.080 Coastal Development Permit, Public Notice Public notice shall be provided pursuant to § 17.53.060, Public Notification.</p> <p>17.53.060(C): Public Notification, Notification Requirements</p> <p>1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and for all Coastal Development Permits.</p> <p>a. Time Period. At least 10 days before the date of the public hearing or before an action on the application could be taken if there is no hearing.</p> <p>b. Recipients.</p> <p>(4) Within the Coastal Zone:</p> <p>i. Property owners and tenants within 100 feet of the exterior boundaries of the subject property(ies).</p> <p>ii. The Coastal Commission.</p> <p>iii. All persons who have filed a written request for notice of projects in the coastal zone.</p> <p>iv. Appealable Development: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies) for appealable development.</p> <p>3. Posted Notice. Posed notice is required for all public hearings. Notice must be provided on the proposed site in the following manner:</p> <p>a. Poster Requirements.</p> <p>(1) The sign must be colored and waterproof;</p> <p>(2) Have a minimum size of 24 inches by 36 inches or larger, at the discretion of the Zoning Administrator;</p> <p>(3) All information must be evenly spaced and organized in a readable manner; and</p> <p>(4) Include the proposal, project description, time, date, location of meeting/public hearing, the names and telephone numbers citizens may call with inquires, applicant, and City contact information, including name and telephone number.</p> <p>b. Number and Location.</p> <p>(1) At least one poster must be posted on each property line facing a public right-of-way. The Zoning Administrator may require additional posted notices, if necessary.</p> <p>(2) Posted notices must be located at the property line or within three feet from the property line and at a height accessible for the public to read.</p> <p>c. Time Period. At least 10 days before the date of the public hearing.</p>
Not Included	<p>35-181.4 Notice of Final Action for Coastal Development Permits appealable to the Coastal Commission:</p> <p>For those developments that are appealable to the Coastal Commission, notice of the approval of a Coastal Development Permit shall be given to the Coastal Commission and to any interested person who has requested such notice and has submitted a self-addressed stamped envelope to the Planning and Development Department. Said notice shall be given within five (5) calendar days of the final action...</p>	<p>17.58.120 Notice of City Action</p> <p>B. Notice of Final Action.</p> <p>Within seven calendar days of the City completing its review and meeting the requirements of Subsection (A), the City must notify by first-class mail, the Coastal Commission and any persons who specifically requested notice of such action by submitting a self-addressed, stamped envelope.</p>
Sec. 35-327 Appeals	Sec. 35-182 Appeals	17.53.130 Common Procedures, Appeals
35-327.2(1): The decisions of the Planning and Development Department on the approval, denial, or revocation, of Land Use Permits, final approval of projects under	35-182.2(1): ... the decisions of the Planning and Development Department on the approval, denial, or revocation, of Coastal Development Permits, final approval of	17.53.130(C) Time Limits

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the jurisdiction of the Director, or decisions of the Board of Architectural Review may be appealed to the Planning Commission by the applicant or any interested person adversely affected by such decision. The appeal, which shall be in writing, and accompanying fee must be filed with the Planning and Development within ten (10) calendar days of the date of the decision of the Planning and Development Department as follows: a. Within the ten (10) calendar days following the date of decision for projects under the jurisdiction of the Director. b. Within the ten (10) calendar days following the posting date for the notice of Land Use Permit approval, as required by Section 35-326., or if denied, within the ten (10) calendar days following the decision of the Planning and Development Department to deny such permit application. c. Within the ten (10) calendar days following the date of final decision by the Board or Architectural Review (BAR).	projects under the jurisdiction of the Director, or decisions of the Board of Architectural Review may be appealed to the Planning Commission by the applicant, an aggrieved person (see definition) or any two members of the Coastal Commission . The appeal and accompanying fee must be filed with the Planning and Development Department as follows: a. Within the ten (10) calendar days following the date of decision for projects under the jurisdiction of the Director. b. Within the ten (10) calendar days following the posting date for the notice of Coastal Development Permit approval, as required by Section 35-181.3., or if denied, within the ten (10) calendar days following the decision of the Planning and Development Department to deny such permit application. c. Within the ten (10) calendar days following the date of final decision by the Board or Architectural Review (BAR).	Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
35-327.2(3): The Planning Commission hearing shall be de novo and the Commission shall affirm, reverse, or modify the decision of the Planning and Development Department, the Director, or the BAR at a regular public hearing. Notice of the time and place of the public hearing shall be given in accordance with Sec. 35-326 (Noticing), and shall also be mailed to the appellant.	35-182.2(3): The Planning Commission hearing shall be de novo and the Commission shall affirm, reverse, or modify the decision of the Planning and Development Department, the Director, or the BAR at a regular public hearing. Notice of the time and place of the public hearing shall be given in the manner prescribed in Sec. 35-181.2. , however notice shall also be mailed to the appellant.	17.53.130(D) Appeals, Procedures 6. Standards of Review. When reviewing any decision on appeal, the same standards and evaluation criteria, the findings required, must apply as were required for the original decision 17.53.130(C)(4): Public Notice. Notice must be provided in the same manner required for the action that was the subject of the appeal.
35-327.3(1): The decisions of the Planning Commission or Zoning Administrator may be appealed to the Board of Supervisors by the applicant or any interested person adversely affected by such decision. The appeal, which shall be in writing, and the accompanying fee must be filed with the Clerk of the Board of Supervisors within ten (10) calendar days following the date of the Planning Commission's or Zoning Administrator's decision.	35-182.3(1): The decisions of the Planning Commission or Zoning Administrator may be appealed to the Board of Supervisors by the applicant, an aggrieved person (see definition) or any two members of the Coastal Commission . The appeal, which shall be in writing, and the accompanying fee must be filed with the Clerk of the Board of Supervisors within ten (10) calendar days following the date of the Planning Commission's or Zoning Administrator's decision. For developments which are appealable to the Coastal Commission under Sec. 35-182.4.2., no appeal fee will be charged.	17.53.130 Appeals This Section provides procedures to be used whenever an applicant or person is aggrieved by a decision made by a decision-making body. A. Applicability. Any action by the Director, Zoning Administrator, Design Review Board, or Planning Commission made in the administration or enforcement of the provisions of this Title may be appealed in accordance with this Section. 1. Appeals of Director Decisions. Decisions of the Director may be appealed to the Planning Commission. 2. Appeals of Zoning Administrator Decisions. Decisions of the Zoning Administrator may be appealed to the Planning Commission. 3. Appeals of Design Review Board Decisions. Decisions of the Design Review Board may be appealed to the Planning Commission. 4. Appeals of Planning Commission Decisions. Decisions of the Planning Commission may be appealed to the City Council. 5. Coastal Development Permits. Actions on some Coastal Development Permits may also be appealed to the California Coastal Commission pursuant to this Section. B. Rights of Appeal. Appeals may be filed by the applicant, by the owner of property, or by any other person aggrieved by a decision that is subject to appeal under the provisions of this Title. C. Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
35-327.3(4): The Board of Supervisors hearing shall be de novo and the Board shall affirm, reverse, or modify the decision of the Planning Commission or Zoning Administrator at a regular public hearing. Notice of the time and place of the public hearing shall be given in accordance with Sec. 35-326 (Noticing), and shall also be mailed to the appellant.	35-182.3(4): The Board of Supervisors hearing shall be de novo and the Board shall affirm, reverse, or modify the decision of the Planning Commission or Zoning Administrator at a regular public hearing. Notice of the time and place of the public hearing shall be given in the manner prescribed in Sec. 35-181.2. , however notice shall also be mailed to the appellant.	17.53.130(D)(4): Public Notice. Notice must be provided in the same manner required for the action that was the subject of the appeal.
Not included.	35-182.4 Appeals to the Coastal Commission 1. For developments which are subject to the appeals jurisdiction of the Coastal Commission under PRC 5 30603, an action by the Board of Supervisors may be appealed to the California Coastal Commission within ten (10) working days from the date of receipt by the Commission of the County's notice of final action by the applicant, an aggrieved person, or any two members of the Coastal Commission . Appeals must be in writing to the appropriate Coastal Commission district office. No appeal may be filed with the Coastal Commission until local appeals have been exhausted on the project permit.	17.53.130(E) Appeals, Appeal to the Coastal Commission. A final action taken by the City on a Coastal Development Permit application for appealable development, may be appealed to the Coastal Commission in compliance with this Section. 1. Appealable Development. Pursuant to Public Resources Code Section 30603(a), an action taken by the City on a Coastal Development Permit application may be appealed to the Coastal Commission for the following types of development. a. Developments between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tideline of the sea where there is no beach , whichever is the greater distance.

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	<p>2. In accordance with Public Resources Code Sec. 30603(a), an action taken by the County of Santa Barbara on a Coastal Development Permit application for any of the following may be appealed to the Coastal Commission.</p> <p>a. Developments approved by the County between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance, as indicated on the official County appeals zone maps.</p> <p>b. Developments approved by the County not included within paragraph (a) of this section located on tidelands, submerged lands: public trust lands, within 100 feet of any wetland, estuary, stream, or within 300 feet of the top of the seaward face of any coastal bluff, as indicated on the official County appeals zone map or as determined by the State Lands Commission.</p> <p>d. Any development which constitutes a major public works project or a major energy facility. The phrase, "major public works project or a major energy facility," as used in Public Resources Code Sec. 30603(a)(5) and this Article shall mean any proposed public works project or energy facility exceeding \$50,000 in estimated cost of construction.</p>	<p>b. Developments that are located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, or stream, or within 300 feet of the top of the seaward face of any coastal bluff.</p> <p>c. Developments located in a sensitive coastal resource area.</p> <p>d. Any development which constitutes a major public works project or a major energy facility.2. Status of Appellant.</p> <p>a. Who may Appeal. An appeal may be filed by an applicant, an aggrieved person, or two members of the Coastal Commission in compliance with Public Resources Code Section 30625.</p> <p>b. Aggrieved Person Defined. As provided by Public Resources Code Section 30801, an aggrieved person is anyone who, in person or through an explicitly identified representative, appeared at a public hearing held before the Zoning Administrator, Planning Commission, or Council in connection with the decision or appeal of any project, or who by other appropriate means before a hearing, informed the City of the nature of their concerns, unless for good cause was unable to do either.</p> <p>3. Exhaustion of City Appeals Required. An applicant or other aggrieved person may appeal a City decision on a Coastal Development Permit application to the Coastal Commission only after exhausting all appeals to the Planning Commission and Council in compliance with this Section.</p> <p>5. Time Limit for Filing an Appeal to the Coastal Commission. An appeal of a Council decision on an appealable development shall be filed with the Coastal Commission within 10 business days of the receipt by the Coastal Commission of adequate notice of final City action, in compliance with this Section and the Coastal Act.</p>
Sec. 35-328 Re-Applications	Sec. 35-183 Re-Applications	
35-328: No application shall be accepted nor acted upon if within the past one (1) year , substantially the same application has been made and denied by the Planning Commission, Zoning Administrator, or the Board of Supervisors, which covers substantially the same real property, unless either the Planning Commission, Zoning Administrator, or the Board of Supervisors permits such re-application because of an express finding that one or more of the following applies:...	35-183: No application shall be accepted nor acted upon if within the past one (1) year , application has been made and denied by the Planning Commission, Zoning Administrator or the Board of Supervisors, which covers substantially the same real property, and which requests approval of substantially the same project unless either the Planning Commission, Zoning Administrator: or the Board of Supervisors permits such re-application because of an express finding that one or more of the following applies:...	17.58.130 Post Decision Procedures The procedures and requirements in § 17.53.100, Expiration and Exceptions, shall apply following the decision on a Coastal Development Permit Application. A. Application After Denial. Whenever a Coastal Development Permit request under the provisions of this Section has been denied and such denial has become final, no new Coastal Development Permit application for the same or similar request may be accepted within one year of the denial date , unless the Zoning Administrator finds that a sufficient change in circumstances has occurred to warrant a new Coastal Development Permit application.
Sec. 35-329 Board of Architectural Review	Sec. 35-184 Board of Architectural Review	Chapter 17.56 Design Review
35-329.3(4): Fences or walls six (6) feet or less and gateposts of eight (8) feet or less in height when located in the front yard setback. Fences and walls of eight (8) feet or less and gateposts of ten (10) feet or less in height when located outside of front yard setback areas and not closer than twenty (20) feet from the right-of-way of any street...	35-184.3(4): Fences or walls six (6) feet or less and gateposts of eight (8) feet or less in height when located in the front yard setback. Fences and walls of eight (8) feet or less and gateposts of ten (10) feet or less in height when located outside of front yard setback areas and not closer than twenty (20) feet from the right-of-way of any street...	17.56.020 Applicability and Review Authority B. Administrative Design Review. The Zoning Administrator or their designee will review and approve, approve with conditions, or deny, the following projects except where part of a larger development project pursuant to Subsection (A), above, in which case the Design Review Board shall conduct design review: 1. Decks 30 inches or less above grade; 2. Swimming pools, hot tubs, and spas; 3. Second units and residential accessory structures; 4. Fences or walls six feet or less in height and gateposts of eight feet or less in height that are visible from a public street; 5. Alterations, additions, and repairs that do not significantly change the exterior appearance of a structure visible from the street and on the first floor, including replacement in kind of existing features. To be considered "replacement in kind," the features must reasonably match the design, profile, material, and general appearance of the originals; and 6. Non-illuminated building mounted signs, except in the Old Town Heritage District. C. Exemptions. The following development is exempt from Design Review. 1. All interior alterations. 2. Solar panels located on roofs or on the ground. 3. Fences or walls six feet or less in height and gateposts of eight feet that are not visible from a public street. 4. Additions of 750 or less square feet (based on an exterior footprint measurement) to a single-unit home, or additions of less than 100 square feet to any existing upper stories of a single-unit home provided the addition is to the rear of the structure or does not significantly change the streetscape. 5. Signs that conform to an approved master sign plan.
35-329.7: Decisions of the Board of Architectural Review are final unless, within ten (10) days after the decision , a person adversely affected by said decision appeals the decision to the Planning Commission as provided in Sec. 35-327 (Appeals).	35-184.7: Decisions of the Board of Architectural Review are final unless, within 10 days after the decision , the applicant or a property owner whose property is adversely affected by said decision appeals the decision to the Planning Commission as provided in Sec. 35-182.2. (Appeals).	17.56.090 Appeals Decisions of the Design Review Board are appealable to the Planning Commission in accordance with Section 2.09.120 of the Municipal Code. 17.53.130 Appeals,

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		A. Applicability. Any action by the Director, Zoning Administrator, Design Review Board, or Planning Commission made in the administration or enforcement of the provisions of this Title may be appealed in accordance with this Section. 3. Appeals of Design Review Board Decisions. Decisions of the Design Review Board may be appealed to the Planning Commission. C. Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
35-329.8: All Board of Architectural Review approvals granted prior to the effective date of this section shall expire two years from such date or on the date the associated development permit expires , including time extensions, whichever occurs later. Board of Architectural Review approvals granted subsequent to the effective date of this section shall expire the date the associated development permit (e.g. Coastal Development Permit, Development Plan), including time extensions, expires. Where no development permit exists, Board of -Architectural Review approvals shall expire two years from the date of approval , except the Director may grant an extension of the approval if an active development application is being processed by Planning and Development.	35-184.8: All Board of Architectural Review approvals granted prior to the effective date of this section shall expire two years from such date or on the date the associated development permit expires , including time extensions, whichever occurs later. Board of Architectural Review approvals granted subsequent to the effective date of this section shall expire the date the associated development permit (e.g. Coastal Development Permit, Development Plan), including time extensions, expires. Where no development permit exists, Board of -Architectural Review approvals shall expire two years from the date of approval , except the Director may grant an extension of the approval if an active development application is being processed by Planning and Development.	17.56.080 Time Limits on Approvals and Time Extensions A. The Design Review Board approval shall expire three years from the date of approval. B. Prior to the expiration of such three year period, the Zoning Administrator may grant one extension of up to two years.
Sec. 35-330 Enforcement, legal procedures, and penalties	Sec. 35-185 Enforcement, legal procedures, and penalties	Chapter 17.67 Enforcement
35-330.4(2)(a): Legal Actions, Civil Remedies and Penalties, Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates the provisions of this Article or any rule, regulation, order, or permit issued thereunder, shall be liable for a civil penalty not to exceed \$25,000.00 for each day that the violation continues to exist.	35-185.4(2)(a): Legal Actions, Civil Remedies and Penalties, Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates the provisions of this Article or any rule, regulation, order, or permit issued thereunder, shall be liable for a civil penalty not to exceed \$25,000.00 for each day that the violation continues to exist.	17.67.040 Penalties Any person, firm or corporation, whether as principal, owner, agent, tenant, employee, or otherwise, who violates any provisions of this Title is subject to a civil penalty. Each day of a continuing violation is a separate violation for the purpose of imposing a separate penalty. The civil penalty for violations of this Title must be established by separate resolution of the City Council. An alleged violator will be entitled to an administrative hearing on his liability, and a review by the City Council.
35-330.4(3)(a): Legal Actions, Criminal Actions and Penalties, Infractions. Any person, firm, or corporation, whether as a principal, agent, employee, or otherwise, violating any provisions of this Article, or the rules, regulations, orders, or permits issued thereunder, shall be guilty of an infraction, and upon conviction thereof, shall be punishable by 1) a fine not exceeding one hundred dollars (\$100.00) for a first violation ; 2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same ordinance within one year; and 3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same ordinance within one year.	35-185.4(3)(a): Legal Actions, Criminal Actions and Penalties, Infractions. Any person, firm, or corporation, whether as a principal, agent, employee, or otherwise, violating any provisions of this Article, or the rules, regulations, orders, or permits issued thereunder, shall be guilty of an infraction, and upon conviction thereof, shall be punishable by 1) a fine not exceeding one hundred dollars (\$100.00) for a first violation ; 2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same ordinance within one year; and 3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same ordinance within one year.	Not included.
35-330.4(3)(b): Legal Actions, Criminal Actions and Penalties, Misdemeanors. Any offense which would otherwise be an infraction may, at the discretion of the District Attorney, be filed as a misdemeanor if the defendant has been convicted of two or more violations of any of the provisions of this Article within the 12-month period immediately preceding the commission of the offense or has been convicted of three or more violations of any of the provisions of this Article within the 24-month period immediately preceding the commission of the offense. Upon conviction of a misdemeanor the punishment shall be a fine of not less than \$500.00 nor more than \$25,000.00 or imprisonment in the County jail for a period not to exceed 60 days or by both such fine and imprisonment, except that where such prior convictions are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by the jury trying the issue of guilt or by the court where guilt is established by plea of guilty or nolo contendere or by trial by the court sitting without a jury, the punishment shall be a fine of no less than \$1,000.00 nor more than \$25,000.00 or by imprisonment in the County jail for a period not to exceed six months or by both such fine and imprisonment.	35-185.4(3)(b): Legal Actions, Criminal Actions and Penalties, Misdemeanors. Any offense which would otherwise be an infraction may, at the discretion of the District Attorney, be filed as a misdemeanor if the defendant has been convicted of two or more violations of any of the provisions of this Article within the 12-month period immediately preceding the commission of the offense or has been convicted of three or more violations of any of the provisions of this Article within the 24-month period immediately preceding the commission of the offense. Upon conviction of a misdemeanor the punishment shall be a fine of not less than \$500.00 nor more than \$25,000.00 or imprisonment in the County jail for a period not to exceed 60 days or by both such fine and imprisonment, except that where such prior convictions are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by the jury trying the issue of guilt or by the court where guilt is established by plea of guilty or nolo contendere or by trial by the court sitting without a jury, the punishment shall be a fine of no less than \$1,000.00 nor more than \$25,000.00 or by imprisonment in the County jail for a period not to exceed six months or by both such fine and imprisonment.	Not included.
35-330.6(6): Recovery of Costs. Any property owner, or other person having possession and control thereof, who receives a summary of costs under this section shall have the right to a hearing before	35-185.6(6): Recovery of Costs. Any property owner, or other person having possession and control thereof, who receives a summary of costs under this section shall have the right to a hearing before	17.67.040 Penalties Any person, firm or corporation, whether as principal, owner, agent, tenant, employee, or otherwise, who violates any provisions of this Title is subject to a civil penalty. Each day of a continuing violation is a separate violation for the purpose of imposing a separate penalty. The civil penalty for violations of this Title must be

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the Director on his objections to the proposed costs in accordance with the procedures set forth herein. a. A request for hearing shall be filed with the department within ten (10) days of the service by mail of the Department's summary of costs, on a form provided by the Department. b. Within thirty (30) days of the filing of the request , and on ten (10) days written notice to the owner , the Director shall hold a hearing on the owner's objections, and determine the validity thereof.	the Director on his objections to the proposed costs in accordance with the procedures set forth herein. a. A request for hearing shall be filed with the department within ten (10) days of the service by mail of the Department's summary of costs, on a form provided by the Department. b. Within thirty (30) days of the filing of the request , and on ten (10) days written notice to the owner , the Director shall hold a hearing on the owner's objections, and determine the validity thereof.	established by separate resolution of the City Council. An alleged violator will be entitled to an administrative hearing on his liability, and a review by the City Council.
Sec. 35-331 Validity	Sec. 35-186 Validity	17.01.050 Severability
Citywide Standards		
Outdoor Lighting Guidelines		Chapter 17.36 Lighting
III.G: Use most energy efficient of the popular types of outdoor lighting: Low Pressure Sodium (LPS), High Pressure Sodium (HPS), and Metal Halide (MH). Other factors should be considered regarding the choice of lamps. The use of MH over HPS, at similar lumen levels, can increase energy costs by almost 40 percent . Also, MH will increase maintenance costs, since lamp life is about 50 percent less than HPS.		Not included.
IV. Area light: A luminaire equipped with a lamp that produces over one thousand eight hundred (1,800) lumens . Area lights include, but are not limited to, streetlights, parking lot lights and yard lights.		Not included.
IV. Flood light: Light that produces up to one thousand eight hundred (1,800) lumens is designed to flood a well-defined area with light. Generally, flood lights produce from one thousand (1,000) to one thousand eight hundred (1,800) lumens .		17.671.020 Definitions Lighting Related Definitions. Flood light: Light that produces up to one thousand eight hundred (1,800) lumens is designed to flood a well-defined area with light. Generally, flood lights produce from one thousand (1,000) to one thousand eight hundred (1,800) lumens .
IV. Foot candles: A unit of measurement for the total amount of light cast on a surface (illuminance). One foot candle is equivalent to the illuminance produced by a source of one candle at a distance of one foot .		17.69671.020 Definitions Lighting Related Definitions. Foot-candle. A quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away . It is equal to one lumen uniformly distributed over an area of one square foot .
IV. Holiday Lighting: Strings of individual lamps, where the lamps are at least three inches apart and the output per lamp is not greater than fifteen (15) lumens .		Not defined. However, there are Holiday Lights standards, 17.36.020(A)(2) Applicability, Exemptions. Holiday Lights. Holiday lighting from November 1st to February 1st provided that no individual lamp exceeds 10 watts and 70 lumens . Flashing holiday lights are prohibited on commercial properties.
IV. Illuminance: A measurement of light on the illuminated surface expressed in foot-candles (fc). Vertical illuminance: ... To measure vertical illuminance, the meter is held vertically, at about five feet , sensor towards the light source.		Not included.
IV. Lighting: Unit of luminous flux, the flux, emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela . One foot-candle is one lumen per square foot. One lux is one lumen per square meter .		Not included.
IV. Lumen: The unit used to quantify the amount of light energy produced by a lamp at the lamp. Lumen output of most lamps is listed on the packaging. For example, a 60-watt incandescent lamp produces 950 lumens while a 55-watt low-pressure sodium lamp produces 8000 lumens .		Not included.
IV. Uniformity Ratio: Describes the average level of illumination in relation to the lowest level of illumination for a given area. Example: U. Ratio = 4:1 for the given area, the lowest level of illumination (l) should be no less than 25% or "4 time less" than the average (4) level of illumination .		Not included.
V.E: Other additional information may be required: photometric diagrams and data, color rendering index of all lamps, computer generated photometric grid showing foot-candle readings every 10 feet within the property or site and 10 feet beyond the property lines .		Not included.
A.: Luminaires that have a maximum output of two hundred sixty (260) lumens per fixture, regardless of number of bulbs (equal to one twenty [20] watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.		17.36.040(C) General Requirements, Shielding. All lighting must be designed to confine direct rays to the premises or onto adjacent public rights-of-way. 1. Shielding. All exterior illuminating devices must be fully shielded, except as provided below. (a) Exceptions. (1): Luminaires that have a maximum output of 260 lumens per fixture , regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded, provided the fixture has an opaque top to keep light from shining directly up.
B. Luminaires that have a maximum output of one thousand (1,000) lumens per fixture, regardless of number of bulbs (equal to one sixty [60] watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.		17.36.040(C) General Requirements, Shielding. All lighting must be designed to confine direct rays to the premises or onto adjacent public rights-of-way. 1. Shielding. All exterior illuminating devices must be fully shielded, except as provided below. (a) Exceptions (2) Luminaires that have a maximum output of 1,000 lumens per fixture , regardless of number of bulbs (equal to one 60-watt incandescent light) may be partially shielded, provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.

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C. Low voltage (12 volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self contained rechargeable batteries, where any single light fixture does not exceed 100 lumens .		17.36.040(C) General Requirements, Shielding. All lighting must be designed to confine direct rays to the premises or onto adjacent public rights-of-way. 1. Shielding. All exterior illuminating devices must be fully shielded, except as provided below. (a) Exceptions (3) Low-voltage (12 volts or less), low-wattage ornamental landscape lighting fixtures, and solar-operated light fixtures having self-contained rechargeable batteries, where any single light fixture does not exceed 100 lumens .
D. Flood lights with external shielding may be angled provided that no light escapes above a twenty-five (25) degree angle measured from the vertical line from the center of the light extended to the ground, and only if the light does not cause glare or light to shine on adjacent property or public rights-of-way. Flood lights with directional shielding are encouraged. Photocells with timers that allow a flood light to go on at dusk and off by eleven p.m. are encouraged.		17.36.040(C) General Requirements, Shielding. All lighting must be designed to confine direct rays to the premises or onto adjacent public rights-of-way. 2. Flood lights with external shielding may be angled provided that no light escapes above a 25-degree angle measured from the vertical line from the center of the light extended to the ground, and only if the light does not cause glare or light to shine on adjacent property or public rights-of-way. Flood lights with directional shielding are encouraged. Photocells with timers that allow a flood light to go on at dusk and off by 11 p.m. are required.
E. Holiday lights should be restricted to the period from November 1st to February 1st except that flashing holiday lights are prohibited on commercial properties.		17.36.020(A)(2) Applicability, Exemptions. Holiday Lights. Holiday lighting from November 1st to February 1st provided that no individual lamp exceeds 10 watts and 70 lumens. Flashing holiday lights are prohibited on commercial properties.
C. <u>Parking Lot Lighting</u> : 1. The INESA Lighting Handbook lighting guidelines for open parking facilities suggest that a basic minimum level of illumination (at the darkest point of the lot) of 0.2 foot-candles is necessary to provide adequate nighttime visibility in areas of low night time activity, As the activity level increases, the minimum level of illumination should also increase. The foot-candle range in the below chart is intended to suggest choices that take into account surrounding terrain and structures (since vertical structures (trees, building walls, etc.) of dark color may absorb light). In order to prevent severe contrasts in illumination levels at various points in the parking area, a uniformity ratio (the ratio of the average level of illumination to the minimum level of illumination) of 4:1 shouldn't be exceeded because a greater disparity causes hot spots which reduce visual acuity. Use Foot Candle Uniformity Ratio Multi-family parking a. Low vehicular/pedactivity 0.2 4:1 b. Med vehicular/pedactivity 0.6 4:1 High Activity e.g. regional shopping center, fast food 0.9 4:1 Medium Activity e.g. community shopping, office parks 0.6 4:1 Low Activity e.g., neighborhood shopping, church, school 0.2 4:1		17.36.050(C) Supplemental Requirements, Parking Lot Lighting. Parking lot lighting must be designed to provide the minimum lighting necessary to ensure adequate vision, comfort and safety in parking areas and to not cause glare or direct illumination onto adjacent properties or streets.
C. 4. While lower fixture mounting heights (i.e., 20 feet are preferred), there may be circumstances in very large parking lots that may require higher and fewer poles for aesthetic reasons and to better accomplish lighting uniformity		17.36.050(C) Supplemental Requirements, Parking Lot Lighting. . 1. Parking lot and pole-mounted security lighting must not exceed maximum mounting height of 14 feet to the top of the fixture including any base within 100 feet of an R District . In all other areas, parking and security lighting must not exceed a maximum height of 20 feet . The Zoning Administrator may allow light fixtures to exceed 20 feet in height in large parking lots that may require higher and fewer poles for aesthetic reasons, and to better accomplish lighting uniformity.
C.5. Light trespass (the maximum vertical illumination measured at a point five feet within the property line shouldn't be any greater than 0.1 foot-candles).		17.36.050 (C) Supplemental Requirements, Parking Lot Lighting. 2. Light trespass (the maximum vertical illumination measured at a point five feet within the property line) must not be any greater than 0.1 foot-candles .
D. <u>Exterior Display/Sales Area</u> . 2. Areas designated as exterior display/sales areas shall be illuminated so that the average horizontal illuminance is no more than 5.0 foot-candles . The uniformity ratio should be no greater than 4:1 . The average and minimum shall be computed for only that area designated as exterior display/sales area.		17.36.050 (E) Supplemental Requirements, Exterior Display/Sales Areas. Lighting levels on exterior display/sales areas must be adequate to facilitate the activities taking place in such locations and cannot be used to attract attention to the business. 1. Areas designated as exterior display/sales areas must be illuminated so that the average horizontal illuminance is no more than 5.0 foot-candles .
D.3. Fixtures should be mounted no more than 20 feet above grade and the concrete pedestals used to protect the light pole shall not exceed twenty-four (24") inches in height and shall be included in the overall height calculation.		17.36.050 (E) Supplemental Requirements, Exterior Display/Sales Areas. Lighting levels on exterior display/sales areas must be adequate to facilitate the activities taking place in such locations and cannot be used to attract attention to the business.

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		2. Fixtures must be mounted no more than 20 feet above grade and the concrete pedestals used to protect the light pole must not exceed 24 inches in height and must be included in the overall height calculation. .
E. <u>Gasoline Station/Convenience Store Aprons and Canopies</u> . 3. Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is no more than 5.5 foot-candles . The uniformity ratio should be no greater than 4:1 .		17.36.050 (F): Supplemental Requirements, Gasoline Station/Convenience Store Aprons and Canopies. Lighting levels on gasoline station/convenience store aprons and under canopies must be adequate to facilitate the activities taking place in such locations. 2. Areas around the pump islands and under canopies must be illuminated so that the minimum horizontal illuminance at grade level does not exceed 5.5 foot-candles .
F. <u>Walkways/Bikeways and Parks</u> . 1. The walkway, pathway, or ground area illuminated to a level of no more than 0.5 foot-candles . 2. The vertical illumination levels should be no more than 0.5 foot-candles . 3. Lighting fixtures shall be designed to direct light downward, and light sources should have an initial output of no more than 1000 lumens .		17.36.050 (G): Supplemental Requirements, Walkways/Bikeways and Parks. Where special lighting is to be provided for walkways, bikeways and parks, the following standards apply. 1. The walkway, pathway, or ground area must not exceed an illuminated level of 0.5 foot-candles . 2. The vertical illumination levels cannot be more than 0.5 foot-candles . 3. Lighting fixtures must be designed to direct light downward, and light sources must have an initial output of no more than 1,000 lumens .
VIII.C. <u>Hours of Illumination</u> . A sign should be illuminated only during the hours of operation of the facility being identified or advertised or until 11:00 pm , whichever is later. Such signs should provide an automatic timer to comply with this section.		No specific standard given. See 17.41.060(K) Illumination for sign lighting regulations.
Signs		
Sec. 35-3 Definitions		
Double Face Sign: A sign having only two display surfaces containing the same copy, backed against, parallel to, and not more than 24 inches between each other, one face of which is designed to be viewed from one direction and the other face from the opposite direction.		Not included. Double-Faced Sign area calculation included in 17.41.060(G) General Provisions for All Sign Types, Measuring Sign Area: 2. Double-Faced Signs. Where two faces of a double-faced sign are located two feet or less from one another at all points, or located at an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign are located more than two feet or greater than 45 degrees from one another, both sign faces will be counted toward sign area.
Roof Sign: A sign any portion of which extends more than six inches above a roof or parapet wall of a building and which is wholly or partially supported by the building on which it is located. Signs which are on pylons or other architectural projections and extend more than six inches above a roof or parapet wall are, for the purpose of this article, roof signs.		17.71.020 Definitions Roof Sign. Any sign located on a roof of a building or having its major structural supports attached to a roof.
Wall Sign: A sign affixed in any manner to any exterior wall of a building or structure and which is parallel to and projects not more than 18 inches from the building or structure wall and which does not extend more than six inches above the parapet wall or roof of the building on which it is located. Signs which are on architectural projections which do not extend more than six inches above the roof or parapet wall of the building are, for the purpose of this article, wall signs.		17.71.020 Definitions Wall Sign (Wall-Mounted Sign). A sign affixed to and wholly supported by a building in such a manner that its exposed face is approximately parallel to the plane of such building, and is not projecting more than 18 inches from the building face or from a permanent, roofed structure projecting therefrom.
Sec. 35-4 Prohibited Signs		
35-4.6: More than one freestanding sign for any enterprise, except as specifically permitted by this article.		17.41.090(C) Standards for Specific Sign Types, Freestanding Signs. Freestanding signs are subject to the district-specific standards and the following additional standards: 2. Maximum Number. One per street frontage . No more than two separate signs may be placed on each freestanding sign structure.
Sec. 35-9 Permits issued by Planning Department		
35-9.2.C: Four copies of a dimensioned drawing showing type of sign as designated in this article; if lighted, method of illumination; and height above closest centerline of improved and accessible public right of way.		Not included.
35-9.2.D: Four copies of a dimensioned plot plan, accurate as to scale, showing all structures, the abutting right-of-way line of each street, and location of proposed sign and each existing sign on the property.		Not included.
35-9.2.E: If the sign is a wall sign, four copies of an elevation of the building facade. This elevation shall be fully dimensioned and accurate as to scale. It shall show the proposed sign and each existing sign.		Not included.
35-9.2.F: One or more photographs (snapshots are adequate) showing the location of the proposed sign and its relationship to the remainder of the property.		Not included.
35-9.2.H: For temporary subdivision signs, written authorization to the County of Santa Barbara from the owner of the property on which the sign is to be located to enter upon the property and remove the said signs after the termination of the permitted one-year period or any extension thereof.		Not included.
35-9.3.B: For each temporary sign in excess of ten square feet in sign area, a cashier's check made out to the County of Santa Barbara in the amount of \$50.00 shall be deposited with the Clerk of the Board of Supervisors (in addition to the filing fee) to insure removal at the end of the permitted life of the sign. This deposit will be returned when the sign is removed by the permittee.		Not included.
Sec. 35-10 Overall Sign Plan for Shopping Centers		
35-10.2.A: Two copies of the approved shopping center plan showing general location of all existing and proposed signs.		17.41.110 Master Sign Program

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		<p>B. Required Submittals. Applications for a Master Sign Program must include the following plans and text:</p> <ol style="list-style-type: none"> 1. Text and drawings, including plans drawn to scale, which identify all signs proposed for the development, establishing their location, size, function and other characteristics needed to evaluate the extent of the signage proposed. Plans and drawings must include a site plan, typical building elevations, and drawings of generic sign types proposed; 2. Computation of allowable area for all signs, and of total area of all proposed signage. 3. Design criteria for individual signs dealing with colors, materials, illumination, graphic styles, and other sign features; and 4. A written program of standards for all sign types to be distributed to future tenants, including color, size, illumination, construction details, and sign placement.
35-10.4: [...]a general description of the shopping center affected, at least ten days before the hearing to the applicant; the owner, if he is not the applicant; all property owners owning property within 300 feet of the shopping center; and if the application affects an operating shopping center, all tenants within the shopping center.[...]		<p>17.41.110(C) Master Sign Programs, Review</p> <ol style="list-style-type: none"> 1. New Master Sign Programs and modifications to existing Sign Programs will be reviewed and acted upon by the Design Review Board. <p>17.53.060</p> <p>A. Applicability. Public notice is required for the following types of actions:</p> <ol style="list-style-type: none"> 1. Public Hearing Notification. All applications that require a public hearing before the City Council, Planning Commission, Design Review Board, or the Zoning Administrator. <p>C, Notification Requirements</p> <ol style="list-style-type: none"> 1. Mailed Notice. The Zoning Administrator must provide notice by First Class mail for public hearings and for all Coastal Development Permits. b. Recipients. <ol style="list-style-type: none"> (1) The applicant and the owner of the subject property; (2) Any person or group who has filed a written request. (3) Outside the Coastal Zone: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies); (4) Within the Coastal Zone: <ol style="list-style-type: none"> i. Property owners and tenants within 100 feet of the exterior boundaries of the subject property(ies). ii. The Coastal Commission. iii. All persons who have filed a written request for notice of projects in the coastal zone. iv. Appealable Development: All property owners of record of property within 300 feet of the exterior boundaries of the subject property(ies) for appealable development.
Sec. 35-11 Measuring Sign Area		
35-11: In applying the sign area standards of this article, the periphery of the sign shall be established by drawing not more than eight straight lines encompassing the extremities of the sign within the smallest possible area. In the case of freestanding signs, the entire background area shall be included in the sign area measurements. In the case of a double faced sign, only one face of the sign shall be included in the sign area measurement.[...]		<p>17.41.060(G). Measuring Sign Area. The area of an individual sign must be calculated as follows.</p> <ol style="list-style-type: none"> 1. Single-Faced Signs. Sign area includes the entire area within a single continuous perimeter composed of squares, rectangles, or circles that enclose the extreme limits of all sign elements, including, without limitation, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures, such as sign bases and columns, are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags. 2. Double-Faced Signs. Where two faces of a double-faced sign are located two feet or less from one another at all points, or located at an interior angle of 45 degrees or less from one another, the sign area must be computed as the area of one face. Where the two faces are not equal in size, the larger sign face will be used. Where two faces of a double-faced sign are located more than two feet or greater than 45 degrees from one another, both sign faces will be counted toward sign area.
Sec. 35-11.1 Measuring Street Frontage		
35-11.1: In computing street frontage for the purposes of determining whether the property is entitled to a freestanding sign. If the property abuts two or more such streets, only one such street shall be used in computing the footage. In choosing between two or more such streets, the street carrying the greater traffic shall be used in computing the footage, but if the traffic is equal on two or more streets, the longer street frontage shall be used in computing the footage.		<p>Not included.</p> <p>Per 17.41.090(C) Standards for Specific Sign Types, Freestanding Signs</p> <ol style="list-style-type: none"> 1. Where Allowed. Freestanding signs are permitted only on a parcel of land with at least 125 feet of continuous street frontage (200 feet for pole signs) and where the main building is set back at least 20 feet from the lot line. The base of the supporting structure must be set back at least five feet for the street right-of-way line. 2. Maximum Number. One per street frontage. No more than two separate signs may be placed on each freestanding sign structure.
Sec. 35-12 Appeals		

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35-12.3: Any appeal must be filed in writing with the Clerk or Secretary of the body to which the appeal is addressed within the ten days following the day on which the appealed decision or determination was made.		17.53.130(C). Common Procedures, Appeals, Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.
35-12.6: The Board of Supervisors shall hear and decide appeals at a noticed public hearing and the Clerk of the Board shall mail, with postage prepaid, written notice of the time and place of the hearing, including a general explanation of the decision appealed from and a general description of ten days the property affected, at least before the hearing to the applicant and any persons or entities that received notice of the hearing on the matter at the Planning Commission or Zoning Administrator or, if the appeal was not noticed at the Zoning Administrator, notice shall be given to the applicant, the appellant, and all property owners owning property within 300 feet of the property affected.		17.53.130(A) Appeals, Applicability Any action by the Director, Zoning Administrator, Design Review Board, or Planning Commission made in the administration or enforcement of the provisions of this Title may be appealed in accordance with this Section. 2. Appeals of Zoning Administrator Decisions. Decisions of the Zoning Administrator may be appealed to the Planning Commission. 3. Appeals of Design Review Board Decisions. Decisions of the Design Review Board may be appealed to the Planning Commission. 17.53.130(D) Appeals. Procedures 4. Public Notice. Notice must be provided in the same manner required for the action that was the subject of the appeal.
Sec. 35-13 Permitted Signs		
35.13.1: I. <u>Subdivision Signs</u> . For each subdivision of five or more lots which has been approved by the County of Santa Barbara. a. One temporary on-premise advertising sign. Not exceeding thirty-two square feet in area. Permitted for a one-year period. b. One additional temporary on-premise advertising sign. Where the subdivision abuts upon two or more streets which do not intersect at or near the subdivision. Subject to the same conditions as the first sign. c. Not to exceed three temporary off-premise directional and informational signs. Each not exceeding 12 square feet in area. Permitted for a one-year period. d. One temporary lot identification sign. For each undeveloped lot in the subdivision. Not exceeding one square foot in area. Containing only the subdivision lot number. Permitted until the lot is sold.		17.41.030 Exempt Signs U. Subdivision Signs. A maximum of three unlighted, double-faced, temporary subdivision signs, not exceeding 40 square feet in area per display face and 15 feet in overall height, may be erected and maintained with a subdivision during sale of the lots. Such signs must be located within the subdivision and also be a minimum distance of 300 feet apart from each other. All subdivision signs must be removed at the close of escrow of the model complex houses.
35-13.2.B.2.D.1:[<u>Directional and Informational Signs</u>]. Service Club Meetings: The Zoning Administrator may require that permittees erect a one structure designed to hold more than service club sign.		Not included.
35-13.3: <u>Church Changeable Copy Signs</u> . Each church shall be permitted one on-premise changeable copy sign using perimeter lighting, not exceeding twenty-four square feet in area, and not exceeding a height of ten feet above ground level.		Compare to 17.41.060(H): Changeable Copy Changeable copy on signs is permitted, subject to the following regulations. 1. Electronic Copy. Electronic changeable copy is only allowed for fuel price signs, public/semi-public uses, indoor theaters and cinemas and commercial uses along Hollister Avenue, but not within the Old Town District unless consistent with the Old Town Heritage District Guidelines. a. Design Review Required. Design Review Board is required for the installation of any electronic sign. b. Location. Electronic signs are permitted only on service and gas station sites and on a parcel of land with at least 400 feet of continuous street frontage and where the main building is setback at least 20 feet from the property line. c. Maximum Number. One per lot or use. d. Maximum Height. 12 feet. e. Maximum Area. Electronic copy can represent no more than 75 percent of the maximum allowable sign area. f. Display Duration. Copy is limited to a minimum duration of four seconds and a maximum of six seconds and must have an unlighted interval between copy displays of one second or more. g. Light Intensity. The intensity of the sign lighting cannot exceed 100 foot Lamberts (FT-L) when adjacent to streets which have an average light intensity of less than 2.0 horizontal foot-candles and cannot exceed 500 FT-L when adjacent to streets which have an average intensity of 2.0 horizontal foot-candles or greater. No change of

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Adopted Inland Zoning Ordinance	Adopted Coastal Zoning Ordinance	Public Review Draft Zoning Ordinance
		lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions. 2. Non-Electronic Copy. Non-electronic changeable copy can represent no more than 20 percent of the total allowable sign area, except for the following uses which are allowed up to 75 percent of the maximum allowable sign area to be changeable copy: all public/semi-public uses, indoor theaters and cinemas, and fuel price signs.
35-13.4: <u>Institutional Signs</u> . Each church, school, hospital, lodge, monastery, club, museum, or other similar institution shall be permitted one on-premise institutional sign not exceeding 20 square feet in area.		Not included.
35-13.5: <u>Construction Signs</u> . On a building site during construction and to be removed prior to final building inspection: one on-premise, temporary, unlighted sign not exceeding eight square feet .		17.41.030: Exempt Signs The following signs are exempt from the provisions of this Chapter. D. Construction Signs. A temporary construction sign may be erected on a construction site for the duration of construction activities, provided that it is immediately removed after issuance of a Certificate of Occupancy or Certificate of Completion for the project, or abandonment of work. A temporary construction sign may not exceed 32 square feet in area and eight feet in height within non-residential zones or eight square feet in area and five feet in height within residential zones.
35-13.6: <u>Ground Signs</u> . One on-premise sign for each entrance and exit but not exceeding three feet in height and two square feet in sign area.		17.41.030 Exempt Signs: E. Directional Signs. Directional and/or informational signage is allowed provided it is limited to outlining/assisting vehicle and pedestrian circulation within a site, egress, ingress, and any public facilities such as restrooms, telephones, walkways, and other similar features.
35-13.7: <u>Safety Signs</u> . On-premise signs, not exceeding two square feet in sign area, and subject to the approval of the Planning and Development Department as to the necessity for, number, location, and height of such signs.		Not included. However, note that "Interior Signs" are exempt from the standards of this chapter. [17.41.030(K)].
Sec. 35-14 Signs Permitted in Residential Districts		
35-14.1.B: <u>For Sale, Lease, or Rent Sign</u> . One temporary, on-premise, unlighted sign not exceeding six square feet in sign area.		17.41.030 Exempt Signs: S. On-Site Real Estate Signs. On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, provided that they comply with the following standards: 1. The sign or signs are not illuminated; 2. The sign or signs are removed within seven days after the sale, lease, or rental of the property has been completed; and 3. Freestanding Real Estate Signs. a. No more than one real estate sign per public street frontage per lot is displayed at any one time; b. The sign or signs do not exceed an aggregate area of 32 square feet within non-residential zones or eight square feet in area within residential zones ; c. The maximum height of the signs and supports is six feet; 4. Wall Real Estate Signs. a. Signs cannot exceed six square feet in area . b. The maximum height of the signs is seven feet.
35-14.2: Identification Sign. b. Not to exceed two square feet of sign area per residential dwelling unit. c. Not to exceed a total of 20 square feet of sign area per building.		17.41.030 Exempt Signs: A. Address Signs. Required address identification signs that are in conformance with the Building Code.
35-14.3: Gate or Entrance Signs. a. Not to exceed two signs at any one entrance. b. Not to exceed twenty (20) square feet in aggregate sign area at any one entrance.		17.41.080 Signage Allowances for Specific Uses C. Residential and Mixed Use Developments. Identification signs for residential and mixed-use developments with more than 10 residential units or parcels are permitted for the purpose of identifying a development subject to the following standards: 1. Maximum Number of Signs. One sign per street frontage . 2. Maximum Sign Area per Sign. 40 square feet . 3. Height Limit. Five feet when located within a required front or street side setback, 10 feet otherwise.
Sec. 35-16 Signs Permitted in Agricultural Districts		
35-16.1: Farm Organization Signs: a. Two on-premise signs. b. Neither sign may exceed four square feet in sign area.		17.41.080 Signage Allowances for Specific Uses This Section establishes signage allowances for specific uses. These signs are allowed in addition to the signs allowed by Zoning District in § 17.41.070, Standards for Signs by District. A. Agricultural Operations. Signs for agricultural operations may be erected subject to the following standards: 1. Maximum Number of Signs. One sign per street frontage .
35-16.2: Sale of Farm Products Signs. b. One on-premise, freestanding sign not to exceed 25 square feet in sign area.		

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35-16.3: Identification Signs. b. Two on-premise signs, each not exceeding 25 square feet in sign area.		2. Location. Must be setback back a minimum of five feet from the public right-of-way. 3. Maximum Sign Area Per Sign. 25 square feet in area. 4. Copy. The signs may display only the name of the operation, directions to its location, and slogan, if any.
35-16.4: Combination Farm Signs. a. One for each farm or ranch. b. An on-premise, freestanding sign not to exceed 25 square feet in sign area.		
35-16.5: For Sale, Lease, or Rent Signs. b. One temporary, on-premise, unlighted sign not exceeding 25 square feet in sign area.		17.41.030 Exempt Signs: S. On-Site Real Estate Signs. On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, provided that they comply with the following standards: 1. The sign or signs are not illuminated; 2. The sign or signs are removed within seven days after the sale, lease, or rental of the property has been completed; and 3. Freestanding Real Estate Signs. a. No more than one real estate sign per public street frontage per lot is displayed at any one time; b. The sign or signs do not exceed an aggregate area of 32 square feet within non-residential zones or eight square feet in area within residential zones; c. The maximum height of the signs and supports is six feet; 4. Wall Real Estate Signs. a. Signs cannot exceed six square feet in area. b. The maximum height of the signs is seven feet.
Sec. 35-17 Signs Permitted in Commercial and Industrial Districts Outside of Shopping Centers		
35-17.2: For Sale, Lease or Rent Signs: b. One temporary, on-premise, unlighted sign not exceeding 25 square feet in sign area.		17.41.030 Exempt Signs: S. On-Site Real Estate Signs. On-premises signs conveying information about the sale, rental, or lease of the appurtenant lot, premises, dwelling, or structure, provided that they comply with the following standards: 1. The sign or signs are not illuminated; 2. The sign or signs are removed within seven days after the sale, lease, or rental of the property has been completed; and 3. Freestanding Real Estate Signs. a. No more than one real estate sign per public street frontage per lot is displayed at any one time; b. The sign or signs do not exceed an aggregate area of 32 square feet within non-residential zones or eight square feet in area within residential zones; c. The maximum height of the signs and supports is six feet; 4. Wall Real Estate Signs. a. Signs cannot exceed six square feet in area. b. The maximum height of the signs is seven feet.
35-17.3: <u>Wall Signs</u> : a. One on each street frontage. Not to exceed one-eighth of the square footage of the building facade of that portion of the first floor occupied by the enterprise and upon which facade the wall sign is to be located. Not to exceed a maximum of 100 square feet in sign area unless approved by the Zoning Administrator		17.41.090 Standards for Specific Sign Types. E. Wall Signs. Wall signs are subject to the district-specific standards and the following additional standards: 1. Maximum Number. One per street frontage or one per tenant space. 2. Maximum Size. One-eighth of the building face area to a maximum of 100 square feet. 3. Maximum Height. 15 feet or the height of the wall of the building to which the sign is attached, whichever is lower. 4. Projection Allowed. Wall signs cannot extend more than 12 inches beyond the face of the wall to which they are attached. 5. Placement. No wall sign may cover, wholly or partially, any required wall opening. 6. Orientation. Unless a different orientation is specifically authorized, each wall-mounted sign must be placed flat against the wall of the building.
35-17.4. Under Canopy Signs. a. One for each enterprise having entrance under or offering service under the canopy. b. Not exceeding six square feet in sign area. c. Lower edge of the sign must be at least eight feet above finished ground level.		17.41.090 Standards for Specific Sign Types B. Awning and Canopy Signs. Awning and canopy signs may be attached to or painted on the vertical edges of awnings, canopies, arcades, or similar features or structures. Awning and canopy signs are also subject to district specific sign standards and the following additional standards:

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		<ol style="list-style-type: none"> 1. Maximum Number. One for each establishment having entrance under of offering service under the awning or canopy. 2. Maximum Size. Six square feet. 3. Maximum Height. 14 feet. 4. Minimum Vertical Clearance. Eight feet above the sidewalk.
<p>35-17.5. Freestanding Sign Structures.</p> <p>a. One on each parcel occupied by an enterprise, if the parcel has a street frontage of at least 125 feet. Not more than two separate signs may be placed on each freestanding sign structure. If only one sign is placed on a freestanding sign structure, it shall not exceed 100 square feet in sign area. If two signs are placed on a freestanding structure, the lower sign shall not exceed 20 square feet in sign area, the areas of the two signs, added together, shall not exceed 100 square feet in sign area, and the lower sign may be a changeable copy sign or a multiple copy sign.</p> <ol style="list-style-type: none"> 1. The height shall not exceed 30 feet. Height shall be measured from the centerline of the improved portion of the public right of way to which the property has access and more specifically, from that point in the centerline which is closest to the sign. If the sign is located an equal distance from several centerlines, the 30 feet shall be measured from the highest of these centerlines. 6. The base of the supporting structure shall be set back at least five feet from the street right-of-way line. <p>b. For places of public entertainment where the public attraction is constantly changing, e.g., theaters, auditoriums, and sports arenas, changeable copy may be used on a permitted freestanding sign, whether one or two signs are placed on the freestanding sign and the sign may exceed the permitted size under a Conditional Use Permit.</p>		<p>17.41.090 Standards for Specific Sign Types</p> <p>C. Freestanding Signs. Freestanding signs are subject to the district-specific standards and the following additional standards:</p> <ol style="list-style-type: none"> 1. Where Allowed. Freestanding signs are permitted only on a parcel of land with at least 125 feet of continuous street frontage (200 feet for pole signs) and where the main building is set back at least 20 feet from the lot line. The base of the supporting structure must be set back at least five feet for the street right-of-way line. 2. Maximum Number. One per street frontage. No more than two separate signs may be placed on each freestanding sign structure. 3. Maximum Height. Six feet, unless a higher height, up to 24 feet, is approved by the Design Review Board. 4. Maximum Area. If two signs are placed on the same freestanding structure, the lower sign cannot exceed 20 square feet and the areas of the two signs, added together, cannot exceed 100 square feet in area. 5. Landscaping Required. All freestanding signs require landscaping at the base equivalent to two times the area of the sign copy.
<p>35-17.6. Projecting Signs.</p> <ol style="list-style-type: none"> a. One on each street frontage. 2. Projecting no more than three feet beyond the building façade. 3. Not exceeding three square feet in sign area. 4. Lower edge of the sign must be at least eight feet above finished ground level. 		<p>17.41.090 Standards for Specific Sign Types</p> <p>D. Projecting Signs. A sign may project horizontally from the exterior wall of a building, provided that such projection conforms to the district-specific standards and the following additional standards:</p> <ol style="list-style-type: none"> 1. Maximum Number. One per building or tenant space. 2. Maximum Size. Three square feet. 3. Maximum Height. 15 feet measured from grade to the top of the sign. 4. Minimum Vertical Clearance. Eight feet above the sidewalk. 5. Projection Allowed. A projecting sign cannot extend more than three feet from the building to which it is attached and must be designed and located so as to cause no harm to street trees. 6. Illumination. No special illumination is allowed for projecting signs.
<p>35-17.7: <u>Arcade Signs</u>.</p> <ol style="list-style-type: none"> a. One on each street frontage having an arcade. 2. Not exceeding ten square feet in sign area. 		Not included. Awning and canopy signs permitted for arcades pursuant to 17.41.090(B).
<p>35-17.8: Menu Boards for Drive-Through Restaurant.</p> <ol style="list-style-type: none"> a.1: Not to exceed two on-site, single face signs. a.3: Free-standing menu boards shall not exceed 8 feet in height as measured from the finished elevation of the vehicle queuing land. a.4: Menu board wall signs shall not exceed the height of the eave of the roof over the wall on which the sign is located. a.5: Not to exceed thirty-six (36) square feet in the total combined area of both signs unless approved by the Zoning Administrator. 		Not included.
Sec. 35-18 Signs Permitted in Shopping Centers		
<p>35-18.2. <u>Wall Signs</u>.</p> <p>a. For each enterprise, one on each frontage on an area open to the public.</p> <ol style="list-style-type: none"> 1. Not to exceed one-eighth of the square footage of the building facade of that portion of the first floor occupied by the enterprise and upon which facade the wall sign is to be located. 2. Unless otherwise provided in the approved Overall Sign Plan for the shopping center, not to exceed a maximum of 100 square feet in sign area, unless approved as an Approved Modification 		<p>17.41.090 Standards for Specific Sign Types.</p> <p>E. Wall Signs. Wall signs are subject to the district-specific standards and the following additional standards:</p> <ol style="list-style-type: none"> 1. Maximum Number. One per street frontage or one per tenant space. 2. Maximum Size. One-eighth of the building face area to a maximum of 100 square feet. 3. Maximum Height. 15 feet or the height of the wall of the building to which the sign is attached, whichever is lower. 4. Projection Allowed. Wall signs cannot extend more than 12 inches beyond the face of the wall to which they are attached. 5. Placement. No wall sign may cover, wholly or partially, any required wall opening. 6. Orientation. Unless a different orientation is specifically authorized, each wall-mounted sign must be placed flat against the wall of the building.
<p>35-18.3: <u>3. Under Canopy Signs</u>.</p> <ol style="list-style-type: none"> a. One for each enterprise having entrance under or offering service under the canopy. 		17.41.090 Standards for Specific Sign Types

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b. Unless otherwise provided in the approved Overall Sign Plan for the shopping center, not to exceed six square feet in sign area, provided, however, that the Zoning Administrator may approve a larger sign area as an architecturally harmonious size in relation to the size and location of the building area occupied by the enterprise. c. Lower edge of the sign must be at least eight feet above finished ground level.		B. Awning and Canopy Signs. Awning and canopy signs may be attached to or painted on the vertical edges of awnings, canopies, arcades, or similar features or structures. Awning and canopy signs are also subject to district specific sign standards and the following additional standards: 1. Maximum Number. One for each establishment having entrance under of offering service under the awning or canopy. 2. Maximum Size. Six square feet. 3. Maximum Height. 14 feet. 4. Minimum Vertical Clearance. Eight feet above the sidewalk.
35-18.4: Freestanding Signs. a. One in each shopping center if the shopping center has, in addition to street frontage occupied by a service station, a street frontage of at least 125 feet . 1. Not more than one sign may be placed on each freestanding sign structure. 4. Not to exceed 100 square feet of sign area. 5. The height shall not exceed 30 feet . Height shall be measured from the centerline of the improved portion of the public right of way to which the property has access and more specifically, from that point in the centerline which is closest to the sign. If the sign is located an equal distance from several centerlines, the 30 feet shall be measured from the highest of these centerlines. 7. The base of the supporting structure shall be at least five feet from the street right-of-way line.		17.41.090 Standards for Specific Sign Types C. Freestanding Signs. Freestanding signs are subject to the district-specific standards and the following additional standards: 1. Where Allowed. Freestanding signs are permitted only on a parcel of land with at least 125 feet of continuous street frontage (200 feet for pole signs) and where the main building is set back at least 20 feet from the lot line . The base of the supporting structure must be set back at least five feet for the street right-of-way line . 2. Maximum Number. One per street frontage . No more than two separate signs may be placed on each freestanding sign structure. 3. Maximum Height. Six feet, unless a higher height, up to 24 feet, is approved by the Design Review Board. 4. Maximum Area. If two signs are placed on the same freestanding structure, the lower sign cannot exceed 20 square feet and the areas of the two signs, added together, cannot exceed 100 square feet in area . 5. Landscaping Required. All freestanding signs require landscaping at the base equivalent to two times the area of the sign copy.
35-18.5: Projecting Signs. a.3: Not exceeding three square feet in sign area. a.4: Lower edge of the sign must be at least eight feet above finished ground level.		17.41.090 Standards for Specific Sign Types D. Projecting Signs. A sign may project horizontally from the exterior wall of a building, provided that such projection conforms to the district-specific standards and the following additional standards: 1. Maximum Number. One per building or tenant space. 2. Maximum Size. Three square feet. 3. Maximum Height. 15 feet measured from grade to the top of the sign. 4. Minimum Vertical Clearance. Eight feet above the sidewalk. 5. Projection Allowed. A projecting sign cannot extend more than three feet from the building to which it is attached and must be designed and located so as to cause no harm to street trees. 6. Illumination. No special illumination is allowed for projecting signs.
35-18.6: Menu Boards for Drive-Through Restaurant. a.1: Not to exceed two on-site, single face signs. a.3: Free-standing menu boards shall not exceed 8 feet in height as measured from the finished elevation of the vehicle queuing land. a.4: Menu board wall signs shall not exceed the height of the eave of the roof over the wall on which the sign is located. a.5: Not to exceed thirty-six (36) square feet in the total combined area of both signs unless approved by the Zoning Administrator.		Not included.
Sec. 35-19 Signs Permitted in Heavy Commercial and Heavy Industrial Districts Outside of Shopping Centers		
35-19.2: <u>Off-Premise Signs</u> . No outdoor advertising sign (business signs excepted) shall have an advertising surface exceeding 12 feet, 6 inches in height nor 42 feet in width nor exceeding an overall height of 25 feet above the ground level at the sign, provided, however, that where warranted by unusual topographic conditions, the Zoning Administrator may permit a greater height above the ground level.		17.41.040 Prohibited Signs: G. Permanent Outdoor Signs Displaying Off-Site Businesses. Permanent structure signs displaying general advertising for hire.
Sec. 35-23: Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected shall be given by mail, with postage prepaid, at least 10 days before the hearing to the applicant; the owner of the property, if not the applicant; and all persons owning property located within 300 feet of the property on which the proposed sign is to be located.		Not included.
Sec. 35-27: Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected shall be given by mail, with postage prepaid, at least 10 days before the hearing to the applicant; the owner of the property, if not the applicant; and all persons owning property located within 300 feet of the property on which the proposed sign is to be located.		Not included.
Sec. 35-31. Notice of the time and place of the hearing, including a general explanation of the matter to be considered and a general description of the property affected shall be given by mail, with postage prepaid, at least 10 days before the hearing to the applicant; the owner of the property, if not the applicant; and all persons owning property located within 300 feet of the property on which the proposed sign is to be located.		Not included.
Sec. 35-34 Nonconforming Signs: New Signs During Nine-Year Amortization Period		Not included. See 17.41.120 Nonconforming Signs for regulations regarding nonconforming signs.

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35-34.1: <u>Outside of Shopping centers and for Service Stations</u> . In all districts, except for non-service station uses in shopping centers, during a nine-year amortization period for non-conforming signs on any parcel, signs may be erected, installed, affixed, altered, relocated, applied, and projected as an image and copy may be changed on that parcel [...]		
Sec. 35-36.1 Violations, Enforcements, Penalties		Not included.
35-36.1.6: Any property owner, or other person having possession and control thereof, who receives a summary of costs under this section shall have the right to a hearing before the Director on his objections to the proposed costs in accordance with the procedures set forth herein. a. A request for hearing shall be filed with the department within ten (10) days of the service by mail of the Department's summary of costs, on a form provided by the Department. b. Within thirty (30) days of the filing of the request, and on ten (10) days written notice to the owner, the Director shall hold a hearing on the owner's objections, and determine the validity thereof.		
Sec. 35-41 Penalties		
35-41: Any persons, firm or corporation whether as a principal, employee or otherwise, violating any provisions of this Article or the rules, regulations, order or permits issued thereunder, shall be guilty of an infraction and, upon conviction thereof, shall be punishable by 1) a fine not exceeding one hundred dollars (\$100.00) for a first violation; 2) a fine not exceeding two hundred dollars (\$200.00) for a second violation of the same ordinance within one year ; and 3) a fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same ordinance within one year .		17.67.040: Any person, firm or corporation, whether as principal, owner, agent, tenant, employee, or otherwise, who violates any provisions of this Title is subject to a civil penalty. Each day of a continuing violation is a separate violation for the purpose of imposing a separate penalty. The civil penalty for violations of this Title must be established by separate resolution of the City Council. An alleged violator will be entitled to an administrative hearing on his liability, and a review by the City Council.

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