

City of Goleta

New Zoning Ordinance Program



Module 1: Administration and Permits Follow-up

Module 2: Zoning Districts Preview

April 7, 2014



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Presentation Agenda

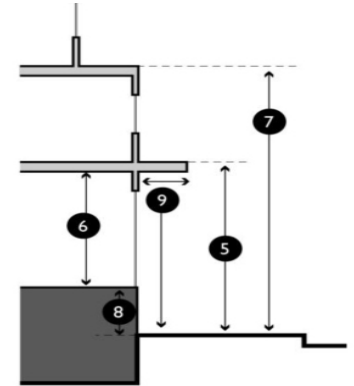
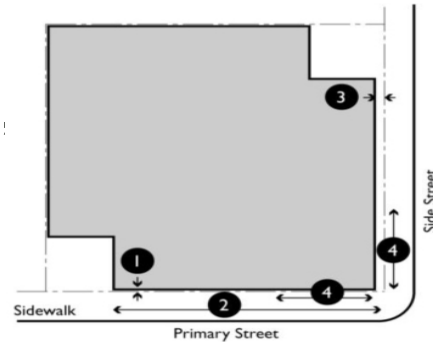
- Module 1 (Administration and Permits) Summary from the March 10, 2014 Planning Commission Meeting
- Module 2 (Zoning Districts) Preview of Information to be Presented at the April 28, 2014 Planning Commission Meeting
- Schedule and Next Steps

Module 1 Summary from 3-10-14

1. Duties and Roles of Various Planning Authorities
2. Public Noticing Requirements – Mailed Notices
3. Public Noticing Requirements – Signage
4. Conduct of Hearings
5. Appeals Procedures
6. Planning Commission Study Sessions

Module 2 Preview: Districting Framework

- Organization, presentation, user friendly form
- Districts based on General Plan Land Use Diagram
- Standards implement Plan policies; reflect best practices and good design
- Clarity and simplicity
- Graphics
- Structured to facilitate administration and amendment



Building Placement			Reference
Front Build-to Line	Property line or 12 ft. from curb (the greater)	Buildings shall be constructed at the build-to line for 80% of linear street frontage. Area between the building and property line shall be paved so that it functions as a wider public sidewalk.	① and ②
Street-side Maximum Setback	5 ft.	Area between the building and property line shall be utilized for active outdoor uses or paved so that it functions as a wider public sidewalk.	③
Corner Lot Build Area	Within 30 ft. of corner	Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.	④
Height			
Ground Floor Minimum			
Ground Floor Residential Uses	12 ft.	Measured from finished grade to the finish floor elevation of the second floor.	⑤
Ground Floor Non-residential Uses	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	⑤
First Floor Ceiling Height, Non-residential Uses	12 ft. clear		⑥
Street Wall			
Minimum	25 ft.		⑦
Maximum	40 ft.		⑦
Parking Podium	5 ft.	Maximum height of a parking podium visible from the street is 5 feet from finished grade.	⑧
Projections into Right-of-way			
Building Projections	3 ft.	Min. 12 feet above sidewalk grade. 10 ft. max width.	⑨
Awnings and Overhangs	8 ft.	Minimum 10 feet above sidewalk grade.	⑨

Module 2 Preview: Base & Overlay Districts

- Residential Districts
- Commercial Districts
- Business Park and Office Districts
- Industrial Districts
- Public and Institutional (Quasi-public) District
- Open Space District
- Agricultural District
- Planned Development District
- Airport Environs Overlay
- Master Plan Overlay
- Scenic Corridors Overlay

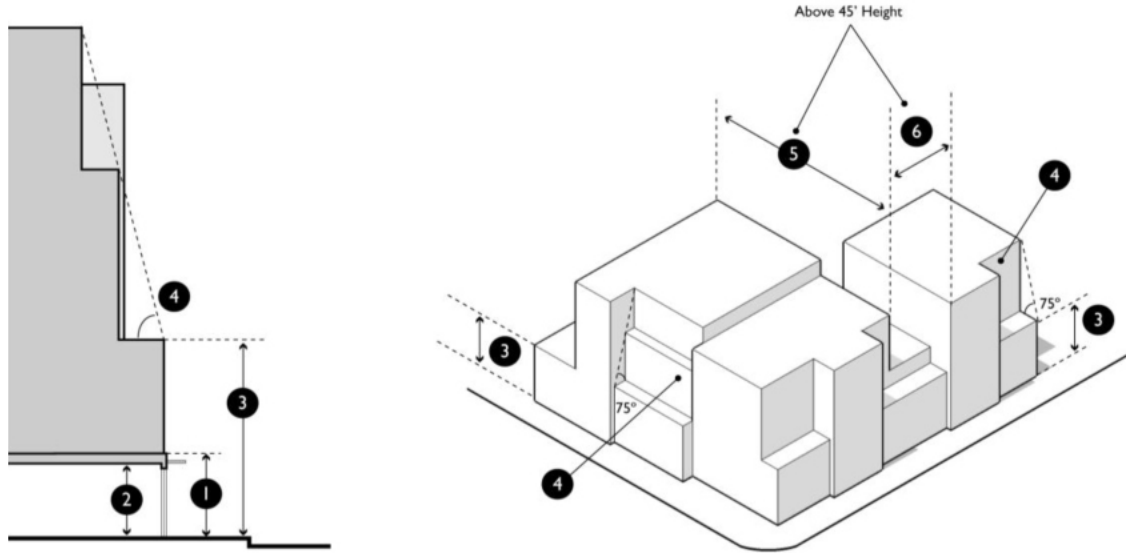
Module 2 Preview: Use Regulations

- Use classifications vs. use lists
 - *Accommodate new and emerging technologies*
- Tiering
 - *Permitted uses*
 - *Limited uses, subject to specific standards*
 - *Conditional uses, Planning Commission review/approval*
 - Administrative Use Permits, only to be proposed in limited circumstances, subject to specific standards
- Tables with clear references to additional standards

Module 2 Preview: Use Regulations

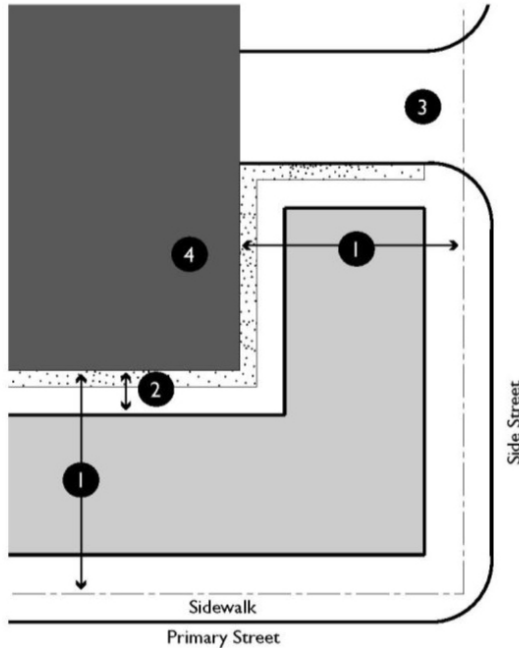
TABLE 17.09.020: LAND USE REGULATIONS - COMMERCIAL DISTRICTS							"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Residential							
Residential Housing Types							
Multiple Unit Dwelling	-	U ³	U ³	-	-	-	
Residential Facility, Assisted Living	-	-	-	-	-	U ³	
Residential Care Facilities							
Small	-	AP	AP	-	-	AP	
Large	-	U	U	-	-	AP	
Public and Semi-Public							
Clubs and Lodges	AP	AP	AP	-	AP	AP	
Colleges and Trade Schools	-	-	-	-	X	-	
Community Assembly	AP	AP	U	U	U	-	See Module 3, Community Assembly
Community Garden							See Module 3, Urban Agriculture
Cultural Institutions and Facilities	-	-	U	U	U	-	
Day Care Facility	AP	AP	AP	-	-	-	See Module 3, Day Care
Emergency Shelters and Facilities	-	-	-	-	-	U	
Government Buildings	P	P	P	-	P	P	
Hospitals and Clinics							
Hospital	U	U	U	-	-	-	See Module 3, Hospitals and Clinics
Clinic	AP	AP	AP	-	-	P	See Module 3, Hospitals and Clinics
Skilled Nursing Facility							See Module 3, Hospitals and Clinics
Park and Recreation Facilities	-	-	-	AP	-	-	

Module 2 Preview: Building Development Standards



Height			Graphic Reference
Ground Floor Minimum	16 ft.	Measured from finished grade to the finish floor elevation of the second floor.	❶
First Floor Ceiling Height	12 ft. clear		❷
Street Wall			
Minimum	25 ft.		❸
Maximum	40 ft.		❸
Building Massing			
Upper Story Stepback	50% of the street facing building frontage shall be stepped back within the area defined by a 75 degree angle from the top of the streetwall to a point 80 feet from finished grade.		❹
Maximum Building Length	125 ft.	Applicable only to portion of building above 45 feet from finished grade.	❺
Minimum Separation	30 ft.	Applicable only to portion of building above 45 feet from finished grade.	❻

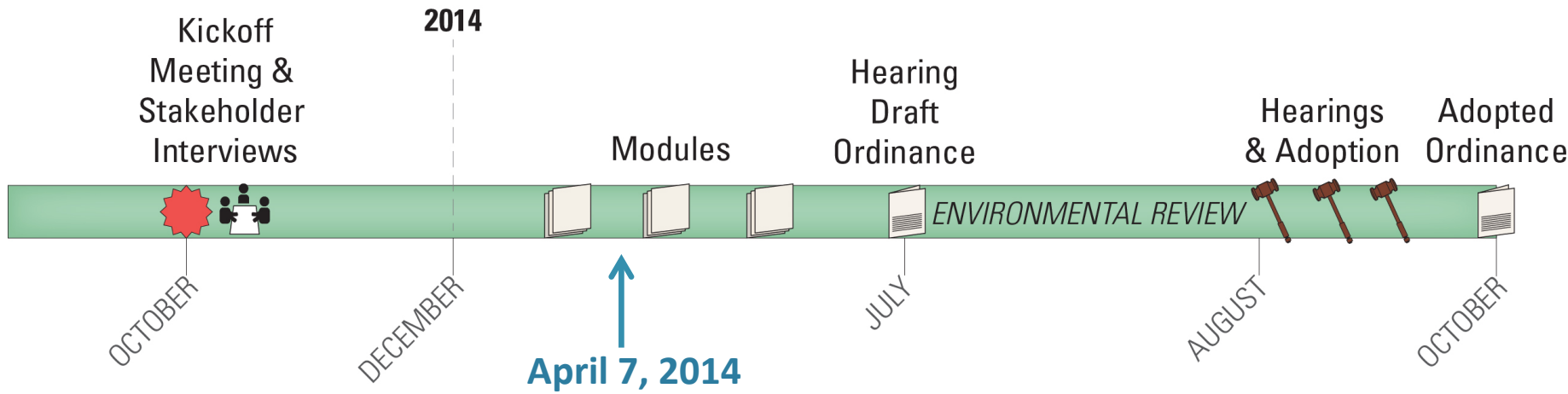
Module 2 Preview: Site Development Standards (e.g. Parking)



- Building
- Parking
- Landscaping
- Property Line

Parking and Loading			Reference
Parking Area Setback			
<i>From Street-facing Property Line</i>	40 ft.	Buildings shall be placed as close to the street as possible, with parking located either underground, behind a building, or on the interior side or rear of the site. Above ground parking may not be located within 40 feet of a street facing property line except as provided in 9-5-105(B), Location of Parking.	1
<i>From Buildings</i>	5 ft. walkway plus 3 ft. landscape	Applicable only to above ground parking.	2
Access Location	Side street or alley wherever possible.		3
Curb Cuts	Minimized and located in location least likely to impede pedestrian circulation.		
Loading and Service Area			
<i>Location</i>	Side or rear of buildings	Must be screened from view from public ROW. Drop-off areas may be located at the primary building entry.	4
<i>Separation from Residential Districts</i>	50 ft.		

Schedule and Next Steps



Next Step: Module 2 Zoning Districts

www.GoletaZoning.com



We need your input!