

CITY OF

Goleta

MODULE 2:

Base and Overlay Zoning Districts

DRAFT
FOR PUBLIC AND
PLANNING COMMISSION
REVIEW

Prepared for

CITY OF GOLETA by:

DYETT & BHATIA

Urban and Regional Planners

APRIL 17, 2014

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PART I
INTRODUCTION

Introduction

This is the second of three Modules that present draft regulations for Goleta’s new zoning regulations. Module 2 proposes the framework for zoning districts, development standards, and use regulations and definitions. The proposed provisions are based on a careful review of General Plan policies, existing development regulations, as well as comments from the public, City staff, the Planning Commission, and the City Council. They are presented in the numerical order and framework that was presented for the revised zoning regulations in the *Annotated Outline*. The goal is to create a comprehensive, user-friendly set of regulations and standards that are up-to-date with current planning practices and state law and implement the General Plan.

District regulations specify the land use and development and design standards for each of the base and overlay districts. Base Zoning Districts include Residential Districts, Commercial Districts, Office Districts, Industrial Districts, Public and Institutional Districts, and Agricultural and Open Space Districts. Overlay Districts include the Airport Environs, Master Plan, and Scenic Corridor Overlay Districts¹. The draft standards incorporate the substantive requirements of Goleta’s current standards but add a number of new provisions to implement General Plan policies.

The first portion of the Module will introduce the new base Zoning Districts and the framework of the zoning regulations, along with the purpose statements and intent of each Zoning District category. After the purpose statements for each Zoning Category and Districts, the use regulations are presented in one table. Each Zoning District and use type is cross-referenced. Placeholders for specific section references for additional regulations and standards for specific uses have been included in the tables. These additional regulations and standards will be presented in Module 3. Items such as outdoor seating, adult entertainment, and drive-through facilities will each have specific regulations guiding their use and performance standards.

¹ The General Plan policies related to a Central Hollister Overlay and the Hospital and Hotel Overlays have been incorporated into the district design regulations and additional requirements for specific areas.

After the purpose statement(s) and uses have been outlined for each Zoning District, the basic development standards are laid out. The standards of each Zoning District list dimensional requirements for lots, build-to lines, setbacks, frontage types, location of parking, minimum open space and building heights, as well as limits on floor area and density. Supplemental regulations include elements such as performance criteria that implement General Plan policy and ensure compatibility among uses in a given Zoning District. A number of the proposed new standards are intended to respond to issues raised during the course of the zoning update including, without limitation, transitions between different districts and uses and the idea of allow for sustainable living research facilities in the Agricultural District. Other changes are intended to ensure consistency between the updated zoning ordinance and the General Plan.

The Overlay Districts then are presented with the nuances particular to each zone discussed and clarified. There are various placeholders within the draft regulations that may reviewed at a later date. For example, a placeholder Chapter is retained for the Affordable Housing Overlay, but it will be incorporated when City staff and the Planning Commission complete their review of the concurrent update to the Housing Element of the General Plan. The Central Hollister and Historic/Landmark Overlay Districts require further study and will be revisited at a later date. The Hotel and Hospital Overlay Districts have been incorporated into the Zoning District regulations. For instance, specific provisions for these uses, such as height and floor area ratio, have been included in the applicable Zoning District(s) where they will apply. A separate zoning overlay is not needed.

Finally, this Module concludes with use classifications, the terms that apply in the use regulations tables, and definitions and terms that are used throughout the Module. In the final zoning regulations they will be located in Part VI – General Terms. They are provided here for the Commission’s initial review and comment.

USE CLASSIFICATIONS AND REGULATIONS

Use regulations for each Zoning District category will be presented in a table format with extensive cross-references to present information in a more logical, consistent, and easily navigable manner. The tables present the use regulations for multiple Zoning Districts side-by-side to facilitate comparisons between similar districts and to ease user navigation. The uses listed in each table are presented without definitions or limitations in order to prevent verbal clutter and allow quick access to required information. Instead, the tables identify any limitations to uses as footnotes and include cross references to other areas of the zoning regulations (e.g., the standards for specific uses) where additional regulations can be found.

Below is a Table showing how the use classification system outlined in the General Plan corresponds with those proposed for the revised zoning regulations. In this Module, all uses have been captured but they have been consolidated into more general terms. In some instances, additional use classifications have been included to implement General Plan policies

that call for land use compatibility and control of adverse impacts on neighborhoods, as well as provide for “protected uses” that have rights set by federal or state law. In other cases, distinctions that are in the General Plan would be collapsed into a single land use category if the use would be occupying the same type of structure and have similar impacts on adjacent uses (e.g., information technology services and professional services, both proposed to be under Office Uses). In other cases, a General Plan classification may be broken into separate categories to allow for different locational controls. For example, a bed & breakfast and a 200 room hotel are both Lodging Uses, but have different impacts and may not be compatible in all Zoning Districts. The new use classifications greatly improve upon Goleta’s existing system, which has a lengthy and unwieldy list of uses.

TABLE I: CORRESPONDENCE TABLE	
<i>Goleta General Plan Use Classification</i>	<i>Corresponding/Proposed Use Classification</i>
Residential Uses	
One Single-Family Detached Dwelling per Lot	Single Unit Dwelling, Attached
Single-Family Attached and Detached Dwellings	Single Unit Dwelling, Attached Single Unit Dwelling, Detached
Multi-unit Apartment Dwellings	Multiple Unit Dwelling
Mobile Home Parks	Mobile Home Parks
Second (Accessory) Residential Units	Second Dwelling Units (under Accessory Use)
Assisted-Living Residential Units	Residential Care Facilities, General Residential Care Facilities, Limited Assisted Residential Living
Retail Trade	
Large-Scale Retail Establishments	Large Format Retail (80,000 s/f and larger)
General Merchandise	General Retail
Food and Drug Stores	Convenience Market General Market Liquor Stores Specialty Food Sales and Facilities General Retail
Apparel and Specialty Stores	General Retail Restricted Retail
Building/Landscape Materials and Equipment	Building Materials, Sales and Service
Eating and Drinking Establishments	Eating and Drinking Establishments -Bars/Night Clubs/Lounges -Restaurant, Full Service -Restaurant, Limited Service -Restaurant, Take-Out Only -Restaurants with Drive Through Mobile Food Vendor
Other Retail Trade Establishments	Community Shopping Centers Convenience Retail Restricted Retail
Coastal-Related Commercial	Coastal-Related Retail
Services (Including Offices)	

TABLE I: CORRESPONDENCE TABLE	
<i>Goleta General Plan Use Classification</i>	<i>Corresponding/Proposed Use Classification</i>
Finance, Insurance, and Real Estate	Business, Professional, and Technology Offices
Personal Services	General Personal Services Restricted Personal Services
Business Services	Business Services
Information Technology Services	Business, Professional, and Technology Offices
Professional Services	Business, Professional, and Technology Offices
Medical and Health-Related Services	Medical and Dental Offices
Educational Services	Colleges and Trade Schools, Public or Private Schools, Public or Private Instructional Services
Entertainment and Recreation Services	Commercial Entertainment and Recreation - <i>Banquet and Conference Centers</i> - <i>Golf Courses</i> - <i>Small Scale</i> - <i>Large Scale</i> - <i>Theaters and Cinemas</i>
Building and Construction Services	Building Materials, Sales and Service
Other Services	Day Care Facility Social Service Facility Adult Oriented Businesses Animal Care, Sales and Services - <i>Animal Sales and Grooming</i> - <i>Kennels</i> - <i>Pet Boarding</i> - <i>Veterinary Services</i> Banks and Financial Institutions Funeral Parlors and Interment Services Maintenance and Repair Services Mobile Food Facility/Vendor Nursery and Garden Center
Transient Lodging Services	
Resorts	Resorts
Hotels, Motels, Bed and Breakfast Inns	Lodging and Visitor Services: - <i>Bed and Breakfast</i> - <i>Hotels and Motels</i>
RV Parks	Recreational Vehicle Parks
Other Visitor Services and Attractions	Other Visitor Services
Auto-Related Uses	
Retail – Automotive Sales and Rentals	Automobile Rentals, Automobile/Vehicle Sales and Leasing
Auto Repair and Painting	Automobile/Vehicle Service and Repair, Major and Minor
Auto Wrecking Yard/Junk Yard	Salvage, Wrecking, and Impound Yards
Auto Service (Gas) Station	Service and Gas Stations
Car Wash	Automobile/Vehicle Sales and Leasing
Wholesale Trade and Storage	
General Wholesale Trade	Indoor Warehousing and Storage

TABLE I: CORRESPONDENCE TABLE	
<i>Goleta General Plan Use Classification</i>	<i>Corresponding/Proposed Use Classification</i>
Warehousing – General	Indoor Warehousing and Storage
Warehousing – Self-Storage	Personal Storage
Outdoor Storage	Outdoor Storage
Other Uses	
Religious Institutions	Public Assembly
Small-Scale Residential Care Facility	Residential Care Facilities, General Residential Care Facilities, Limited
Small-Scale Day Care Center	Family Day Care, Small
Wireless Communications/Telecommunications	Communication Facilities: -Antenna and Transmission Towers -Facilities within Buildings
	Joint Live/Work Quarters
Industrial (Manufacturing)	
General Manufacturing – No Noxious Impacts	General Industrial
General Manufacturing – Potential Noxious Impacts	General Industrial Research, Development, and Technology Chemical, Mineral, and Explosives Storage
Research and Development	Research, Development, and Technology
Scientific and Similar Instruments	Research, Development, and Technology
Bio-Medical Technology	Research, Development, and Technology
Other Advanced Technology	Research, Development, and Technology
Transportation and Utilities	
Transportation (other than right-of-way)	Airports and Heliports Light Fleet-Based Services Transportation Passenger Terminals
Utilities	Utilities: -Major -Minor
Agricultural Uses	
Orchards and Vineyards	Crop Cultivation (including orchards, avocados, field and row crops, etc.). Wineries
Row Crop Production	Crop Cultivation (including orchards, avocados, field and row crops, etc.).
Specialty Agriculture and Floriculture	Crop Cultivation (including orchards, avocados, field and row crops, etc.). Urban Agriculture
Livestock Grazing	Animal Raising
Small-Scale Confined Animal Operations	Animal Raising
Small-Scale Agricultural Processing	Agricultural Processing
Small-Scale Greenhouses	Greenhouses and Hot Houses
Sale of On-Site Agricultural Products	Farmers' Stand (Accessory Use) Wineries

TABLE I: CORRESPONDENCE TABLE	
<i>Goleta General Plan Use Classification</i>	<i>Corresponding/Proposed Use Classification</i>
Other	Agricultural Support Services Community Garden Sustainable Living Research Urban Agriculture
Public and Quasi-public Uses	
General Government Administration	Government Buildings
Fire Stations	Public Safety Facilities
Schools (Public and Private)	Schools, Public or Private
Other Government Facilities	Social Service Facilities Parking, Public or Private Hospitals and Clinics Cultural Institutions and Facilities
Open Space and Outdoor Recreation	
Active Recreation	Commercial Entertainment and Recreation
Open Space and Passive Recreation	Commercial Entertainment and Recreation
Golf Course, including customary ancillary uses and structures	Golf Courses
Nature Preserve	Conservation Open Space, Public or Private
Accessory Uses	
Home Occupations	Home Occupations (Accessory Use)

LEVEL OF REVIEW AND APPROVAL FOR NEW USES

Distinctions of use classifications are based on scale or potential impacts, such as large format vs. small; attended vs. unattended, sit-down vs. with drive-through facilities. These factors will establish a basis for determining the type of permit needed and the level of review.

Building on Module 1, *Administration and Permits*, uses can be approved with varying levels of review:

- A Zoning Clearance is required for “as-of-right” uses to check that all standards are met. This in would be an over-the-counter permit. It is identified with a “P” in the use tables.
- An Administrative Use Permit is issued by the Zoning Administrator after public notice and hearing; it would require a determination that applicable standards and approval criteria are met. Conditions of approval may be imposed. It is identified with an “AP” in the use tables.
- A Conditional Use Permit is issued by the Planning Commission or City Council after public notice and hearing; it would require a determination that applicable standards and approval criteria are met. Conditions of approval may be imposed. It is identified with a “U” in the use tables.

- A Temporary Use Permit is issued Zoning Administrator for uses such as a street fair or farmers market. These uses are listed at the end of each use table and cross-referenced with specific regulations and permitting process.

In some cases, specific limitations apply to a use in an individual District. These are numbers and then presented at the end of the table of use regulations. In the Coastal Zone District, additional permits also are required under the procedures proposed in Module 1.

POLICY QUESTIONS

In Module 2, the proposed Chapters incorporate relevant provisions included in Goleta's existing regulations, edited as appropriate. While we welcome feedback and questions on all sections, there are a few items that should be highlighted for discussion. These are not all-inclusive, but can serve as a starting point for discussion with the Planning Commission and City Council.

- A. ***Maximum Building Height in the Single Family Residential District.*** Should this be maintained at 35 feet? Additional height could be allowed with upper-story setbacks on larger lots for homes with peaked roofs. Also proposed is a requirement for greater setbacks for homes with more than two stories to mitigate privacy, view and shadow impacts on neighbors.

- B. ***New Requirements for Minimum Lot Sizes.*** Currently, the City does not have minimum lots sizes in the commercial and industrial areas and in the residential neighborhoods, there is only one minimum lot size. As proposed, the zoning regulations would now have larger minimums for residential care and group housing because they need additional land to accommodate the activities and parking on-site and new minimum lot sizes in the non-residential districts for the same reason. This will protect the City's urban land supply and also make it easy to provide buffers and transitions, where needed. Are these new standards appropriate and helpful?

- C. ***Zoning Administrator Approval of Administrative Use Permits.*** As proposed, the Zoning Administrator only would approve:
 - Parks and recreation facilities
 - Day care in the Regional Commercial and Community Commercial Districts
 - Off-street parking in the Commercial Districts
 - Social Service facilities in the Commercial Districts
 - Certain auto-related service uses, restricted personal services, media production facilities and communications facilities within buildings in the Regional Commercial and Community Commercial District

- Maintenance uses and mobile food vendors in Old Town
- Limited industrial and outdoor storage in the General Commercial District
- Caretaker units and outdoor vending machines in certain Commercial Districts
- Additional height in in the areas subject to the General Plan's Hotel and Hospital Overlay Districts because specific numerical standards are set in the General Plan that will apply

In all cases, there will be standards that apply; does this delegation of authority make sense, or should some of these uses only be reviewed and approved by the Planning Commission?

D. ***Standards for Specific Uses.*** Chapter 17.41 of the Annotated Outline lists individual uses that will have specific standards, such as required buffer zones and performance criteria that will apply to them. The standards themselves will be detailed and presented in Module 3. However, we have included cross-references to them in the Use Tables for each Zoning District. The below list are the uses that were specified in the Annotated Outline. Does this list capture all uses that Goleta would like additional regulations for? Are there some that should be removed?

- | | |
|--|--|
| • Accessory Uses | • Home Occupations |
| • Alcoholic Beverage Sales | • Hospitals and Clinics |
| • Animal Keeping | • Large-Scale Retail |
| • Animal Sales, Services, and Uses | • Live Entertainment |
| • Athletic and Recreation Uses | • Live/Work Units |
| • Automobile/Vehicle Sales and Leasing | • Manufactured Homes and Parks |
| • Automobile/Vehicle Service and Repair | • Medical Marijuana Uses |
| • Automobile Washing | • Mobile Food Facility |
| • Bed and Breakfast Inns | • Outdoor Dining and Seating |
| • Cottage Industries | • Outdoor Sales, Temporary and Seasonal |
| • Day Care | • Personal Services and Restricted Personal Services |
| • Drive In and Drive Through Facilities | • Personal Storage |
| • Eating and Drinking Uses | • Recycling Collection Facilities |
| • Emergency Shelters | • Second Dwelling Units |
| • Farmers Markets | • Service Stations/Mini-Marts |
| • Farmworker Housing | • Solar Energy Systems |
| • Greenhouses and Hot Houses | • Sustainability Research |
| • Group Homes, Transitional Housing, and Residential Care Facilities | • Temporary Uses |
| • Guest Houses | • Urban Agriculture |
| • Heliports | • Visitor-Serving Resort Uses |

- E. ***Standards for Pedestrian-Oriented Development.*** This module proposes a number of new standards to make Old Town and other areas more inviting for pedestrians. Paths and other linkages between medium and high density residential and commercial areas also will be required. To make frontages engaging, “transparency” will be required so people can see into shops and display windows. Do these additional standards make sense and promote the General Plan vision for Goleta?
- F. ***Sustainable Living Research.*** Regulations for sustainable living research have been presented in the Open Space and Agricultural Zoning Districts. Items such as application requirements, required findings, and consideration factors have been included. Do these regulations as drafted capture Goleta’s intent with this use? Are there additional controls that should be included?
- G. ***Scenic Corridor Overlay District.*** Should specific reductions in height or setbacks be included in the zoning regulations or should these components be handled on a project-by-project basis through the Design Review Process? How prescriptive should the zoning regulations be with regard to development controls in this Overlay District?
- H. ***Outdoor Living Area vs. Open Space Standard.*** Currently the City sets a 40 percent open space standard for residential development in the DR District. Module 2 proposes to substitute an “outdoor living area” standard to secure usable space that may be private or common and relate the standard to the number of units, not the lot area. This is a “best practice” in peer communities because it allows for design flexibility. Does the Commission support this approach?

Time permitting, it also would be helpful to discuss options for increasing the diversity of uses in commercial areas to implement the Climate Action Plan. Should this be done just by allowing for such diversity or reducing parking for mixed use, or should floor area bonuses be offered?

NEXT STEPS

Comments by the Planning Commission and others speaking at the Commission study session will be reviewed with City staff and changes reflected in the Discussion Draft of the new zoning regulations, which will be presented for Commission review prior to formal action.

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PART II
BASE ZONING DISTRICTS

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Chapter 17.08 Residential Districts

Sections:

17.08.010	Purpose and Applicability
17.08.020	Land Use Regulations
17.08.030	Development Standards
17.08.040	Additional Development Regulations for RM and RH Districts
17.08.050	Additional Development Regulations for RMHP District
17.08.060	Supplemental Regulations Applicable to all Residential Districts

17.08.010 Purpose and Applicability

The general purposes of the Residential Districts are to:

- A. Provide for a variety of residential development to suit the spectrum of individual lifestyles and space needs in Goleta and ensure the continued availability of the range of housing opportunities necessary to meet the needs of all segments of the community, consistent with the General Plan;
- B. Protect and enhance the character of residential neighborhoods;
- C. Establish development and design standards to help create distinct and attractive residential neighborhoods and ensure that new residential development is compatible with the character of adjacent existing development, well-integrated into surrounding neighborhoods, and does not block important viewsheds and scenic vistas; and
- D. Provide for appropriate public and quasi-public uses, including community gathering areas, parks, playgrounds, and day care centers where they are compatible with and contribute to the scale, sense of place and quality of life in residential neighborhoods.

The specific purposes of each District are as follows:

RS Single Family. This District is intended to provide appropriately located land areas for family living in low-density residential environments. Existing developed areas with this District were generally subdivided at four units per acre or less and are characterized by a suburban atmosphere. This District may be applied to provide a transition from the more intensely developed areas of the city to rural open spaces. This District is also appropriate for

areas that are subject to hazards or environmental constraints that limit the suitability of such areas for higher intensity uses. It is intended to provide for development of one single-family residence per lot at densities ranging from one or fewer to five units per acre. Finally, this District allows for limited residential care facilities, family day care, park and recreation facilities, and schools.

RM Residential Medium Density. This District is intended to appropriately located areas for multifamily housing and accessory uses customarily associated with residences. Development may also include attached and detached single-family dwellings and duplex structures. Medium-density areas may also function as a transition between business uses and single-family residential neighborhoods. This District is intended to provide for development of residential units at densities of up to 20.0 units per acre, with a minimum density of 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. This District also provides for residential care facilities, home-based day care, group residential homes, residential assisted living and supportive housing, park and recreation facilities, limited and small-scale residential support activities, schools, and community and religious facilities that can be appropriate in a residential environment.

RH Residential High Density. This District is intended for a variety of housing types on lots of varying sizes and accessory uses customarily associated with such housing, subject to overall General Plan density standards (20.0 to 30.0 units per acre). The density range and development standards accommodate attached single residences, townhomes, condominiums, garden apartments and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single unit residential uses and forms. This District may also function as a transition between higher intensity business uses and medium-density multifamily housing and single-family residential neighborhoods. Housing for special needs populations may be approved at higher than the base density in this District provided that the City finds that the impacts on traffic, public facilities and services, biological resources, air and water quality, visual resources, or other environmental resources would not be greater than the impacts associated with development at the base density. The minimum density is 15.0 units per acre, except where site-specific constraints are determined to limit development to fewer units. In addition, this District allows for a limited number of public and semi-public uses, such as day care centers, public safety facilities, and residential care facilities that are appropriate in a high density multi-unit environment.

RMHP Mobile Home Park. This District is intended to provide seasonal or permanent housing in mobile home parks where sites for placement of individual mobile home units may be unsubdivided and held in a common ownership or subdivided and sold as separate lots to individual mobile home unit owners. Mobile home park sites are to be planned as a whole, with an adequate internal vehicular and pedestrian circulation system, adequate common and individual parking, common open space and recreation facilities, and other common

amenities. Because mobile homes usually provide a more-affordable housing alternative, this District can help preserve and protect existing mobile home parks in the city. The maximum density allowed is 15.0 units per acre. Mobile home parks must meet design standards and be provided with necessary community services in a setting that provides a high quality of life for residents. Development standards will ensure that new mobile home parks are compatible with adjacent land uses.

17.08.020 Land Use Regulations

Table 17.09.020 below prescribes the land use regulations for "Residential" Districts. The regulations for each District are established by letter designation as follows:

"P" designates permitted uses.

"AP" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"-" designates uses that are not permitted.

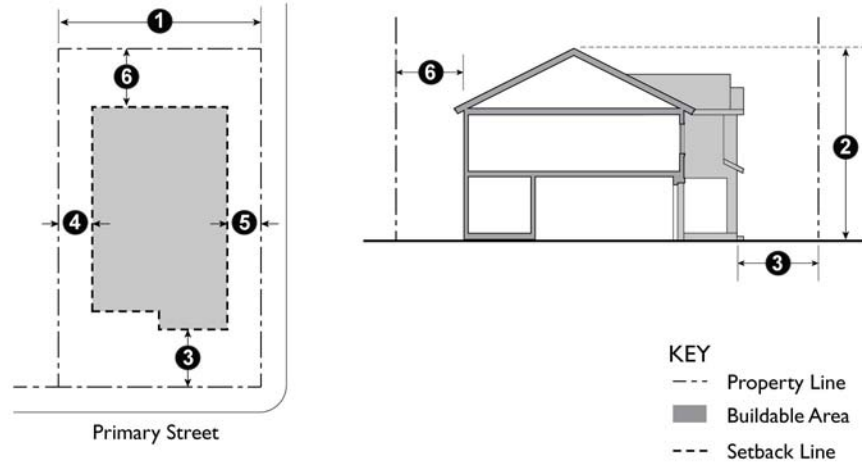
TABLE 17.08.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS					"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "-" - Use Not allowed
Uses	Type				Additional Regulations
	RS	RM	RH	RHMP	
Residential Uses					
Residential Housing Types					
Single Unit Dwelling, Detached	P	-	-	-	No short-term rentals allowed of either complete units or individual rooms on units.
Single Unit Dwelling, Attached	P	P	P	-	
Duplex					
Multiple Unit Dwelling	-	P	P	-	
Family Day Care					
Small	P	P	P	P	See Module 3, Daycare
Large	-	U	U	-	See Module 3, Daycare
Group Residential	-	U	U	-	See Module 3, Home Occupations
Residential Facility, Assisted Living	-	U	U	-	
Residential Care Facilities					
Small	P	P	P	P	
Large	-	U	U	-	
Mobile Home Parks	-	-	-	U	See Module 3, Manufactured Homes and Parks
Transitional Housing	-	-	U	-	See Module 3, Group Homes

TABLE 17.08.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS					"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	Type				Additional Regulations
	RS	RM	RH	RHMP	
					See Module 3, Transitional Housing See Module 3, Residential Care Facilities
Public and Semi-Public Uses					
Community Garden	-	U	U	U	See Module 3, Urban Agriculture
Park and Recreation Facilities	AP	AP	AP	AP	
Public Safety Facility	P	P	P	-	
Public Assembly	-	P	P	-	See Module 3, Public Assembly
Transportation, Communication, Utility Uses					
Utilities					
Minor	P	P	P	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is required in Section 17.41.020, Accessory Uses				
Accessory Dwelling Units	P	P	P ¹	-	See Module 3, Second Dwelling Units
Home Business	P	P	P	P	See Module 3, Home Occupations
Caretaker Units	-	-	-	P	
Vending Machines, Outdoor	-	-	-	P	
Temporary Uses	Require a Temporary Use Permit, unless exempt; see Section 17.41.020, Temporary Uses				
Nonconforming Uses	Article 17.36, Nonconforming Uses & Structures				
Notes: 1. Only in pre-existing single-family unit dwellings					

17.08.030 Development Standards

Table 17.08.030 below prescribes development regulations for the Residential Districts for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule or located elsewhere in this Title. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.08.030: DEVELOPMENT STANDARDS



	District					Additional Regulations	#
	RS	RM	RH	RHMP			
Lot and Density Standards							
Minimum Lot Area (s/f)	7,000	7,000	7,000	4,000		(A) (B)	
Minimum Lot Width (ft.)	65	65	65	40			①
Maximum Lot Coverage	40%	40%	50%	75%			
Maximum Density (units/acre)	5; 13 ⁽¹⁾	20	30	15			
Minimum Density (units/acre)	-	15	15	-			
Building Standards							
Maximum Building Height (ft.)	25	35	35	15			②
Setbacks (ft.)							
Front	20	20	20	20		(C)	③
Interior Side	10 % of lot width; 10 foot maximum			5		(D) (E)	④
Street Side				7.5			⑤
Rear	20	25	25	15		(F)	⑥
Distance between Buildings (ft.)	Minimum: 5						
Garages and Driveways	(G)						
Standards							
Recreational Vehicle Storage	(H)						
Residential Design: RS District	(I) (J)						
Small Lot Development: RS District	(K)						
Additional Regulations							
Accessory Structures	Module 3, Accessory Structures						
Affordable, Senior, and Special	Module 3, Density Bonuses						

TABLE 17.08.030: DEVELOPMENT STANDARDS	
Needs Housing Density Bonus	
Agricultural Buffers	Module 3: Buffers Adjacent to Agricultural Uses
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences, Walls and Screening	Module 3, Fences and Freestanding Walls
Gated Communities	No new gated communities are permitted.
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Setbacks	Module 3, Building Projections into Yards
Signs	Module 3, Signs
Trail Easement Dedication	Module 3, Coastal Access and Trail Dedication Citywide
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways
Wildland Fire Hazards	New development must be designed and constructed in accord with the National Fire Protection Association standards and is subject to approval of the Fire Department.
Notes:	
I. Additional density, up to 13 units per acre, may be allowed with a Conditional Use Permit in a Planned Development District.	

- A. **Lot Size Variation Allowed.** Up to 25 percent of the lots in a subdivision may be smaller than the minimum lot size, with a minimum width of 35 feet. No lot can be less than 4,000 square feet.
- B. **Larger Minimum Lot Area for Specified Uses.** The minimum lot area for Public Assembly, Group Residential and Large Residential Care is 12,000 square feet.
- C. **Front Yard Staggered Setbacks.** On lots with widths less than or equal to 75 feet, a subdivision plan can vary the relationship of dwellings to the street by staggering front setbacks a minimum of five feet for 25 percent of block face or by providing curvilinear or angled streets. Lots greater than 75 feet in width are exempt from this requirement.
- D. **Reduced Side Setback.**
 - 1. A portion of a building may be located within the required side setback provided that the footprint area of the portion of the building that intrudes into the required side setback is compensated by an equal or greater area that is not covered by any building footprint area located outside of and adjacent to the same side setback and the side setback line. The compensating area cannot be located farther from the adjacent side lot line than one-half of the lot width.
 - 2. A zero side yard setback may be permitted provided the opposite side setback on the lot is 20 percent of the lot width and the adjacent lot is in the same ownership or an agreement has been recorded giving the written consent of

the adjacent lot owner and providing for access for maintenance of the zero lot line structure. A recorded maintenance easement must be an irrevocable covenant running with the land.

- E. **Building Walls Exceeding 25 Feet.** The required interior side setback must be increased 5 feet adjoining a building wall exceeding 25 feet in height.
- F. **Reduced Rear Setback.** 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 development permit.
- G. **Garages and Driveways.**
 - 1. Garages must be designed and located to reduce the visual impact of garage doors along street frontages. A mix of garage orientations (e.g., front facing, side-entry, tandem) must be provided.
 - 2. On lots with front facing garage plans, the garage portion of the dwelling cannot extend forward of the livable portion(s) of the dwelling by more than six feet. If a front facing garage projects out from the porch or livable areas of the dwelling, the applicant must provide portals, low courtyard walls with pilasters, or other de-emphasizing techniques for approval by the approving authority that extend forward of the garage face.
 - 3. Dwellings with three-car garages must be designed so that the third car garage is architecturally separated and offset a minimum of two feet from the other garage door. The intent of this standard is to soften the garage dominance and provide for horizontal articulation.
 - 4. Driveways for three or more cars serving front facing garages must incorporate alternative paving design elements including without limitation stamped concrete, concrete engraving, concrete stains, concrete pavers, and colored concrete to soften the appearance of large impervious surfaces.
 - 5. A minimum distance of 18 feet between the garage door and the sidewalk must be provided to accommodate adequate off-street parking. “Carriage-style” and other non-conventional sectional garage door styles can be approved to provide additional diversity and to better enhance the architectural themes.
 - 6. Side-loaded garages must provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- H. **Recreational Vehicle Storage on Residential Lots.** Only recreational vehicles parked on an approved driveway with paved access or additional parking space as

permitted in Chapter 17.37, On-Site Parking and Loading, may be stored within the required front or street side setback. No recreational vehicle can be used for living purposes.

I. **Residential Design in RS District.** The following standards apply to residential development of five or more units in the RS District (*or alternative threshold for Design Review Board review*).

1. ***Variation in Building Elevations, Roof Plans and Floor Plans.*** New residential development must provide a variety of building and roof forms and ridgelines. Elevations must be structurally different, with different roof types facing the street. The same front elevation cannot be used on adjoining dwellings or dwellings that face each other across the street.
2. ***Visibility of Front Doors.*** On all lots 55 feet or less in width, the front doors must be visible from the front or street side lot line.
3. ***Architectural Features.*** All building plans must have a similar level of architectural detailing on all sides.
 - a. At least one-third of the dwellings on a block face must have a useable front porch, courtyard or a combination of front/streetside/interior side yard outdoor living space, which may include lot lines abutting public or private open space.
 - b. Deep-set, pop-out, or distinct windows and doors along with other architectural projections and recesses can be used to provide individuality of units.
 - c. Front porch covers may encroach up to 25 percent into the required front yard or street-side yard.

J. **Two-Story Dwellings in the RS District.**

1. Two-story houses must have a single-story element closest to the front of the house and/or next to the street. If, through architectural diversity, a housing series creates neighborhood variety, the requirement for the first story element may be waived by the approving authority. Such architectural diversity may include varying front setbacks due to locating the garage to the rear of the lot, adding useable courtyard area, and/or using building placement to create private outdoor spaces.
2. Corner lots may have a mix of single-story and one- and two-story homes provided the two-story portions of the home do not encompass more than 75 percent of the building footprint, and the two-story portion of the dwelling generally is oriented away from the street.

3. Two-story dwellings located on corner lots must include windows on the facade facing the side street. No second-story street-facing wall can run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

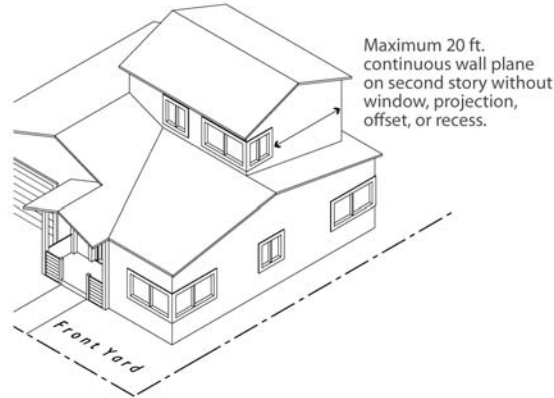


FIGURE 17.08.030.J.3: TWO-STORY DWELLING ON CORNER

4. Detached garages must be located in the rear half of the lot.

K. **Small Lot Development in the RS District.** Small lots in subdivisions may be approved, subject to the standards in the following table and the regulations that follow the table.

TABLE 17.08.030.K: SMALL LOT DEVELOPMENT STANDARDS	
	<i>Standard</i>
Site Development	
Maximum Lot Coverage (% of site)	60
Maximum Number of Units in an Individual Cluster	6
Maximum Density (units/net acre)	8
Lot Dimensions and Setbacks	
Minimum Lot Size (s/f)	4,000
Maximum Building Height (ft.)	25
Minimum Setbacks for Individual Lot (ft.)	
- Front (Building Wall; Garage; Porch)	15; 20; 10
- Street Side; Interior Side	10; 5
- Rear	10
Minimum Usable Outdoor Open Space (s/f)	240

1. **Access.** Small lot subdivisions may use public streets or private accessways to provide vehicular access. Private accessways must meet the minimum City standards for public streets in terms of engineering and design standards and

construction materials. Private accessways must be maintained by a homeowners association.

2. ***Shared Driveways.*** Small subdivisions may use shared driveways to provide access to each unit. Shared driveways must have a minimum width of 24 feet at the intersection with public streets or private accessways and may transition to a minimum width of 20 feet within the project, and must be maintained by a homeowners association.
3. ***Required Parking.*** Small lot subdivisions must provide a minimum of three parking spaces for each unit, with at least one space per unit being non-exclusive and located within 150 feet of the dwelling unit the space is intended to serve.
4. ***Additional Parking.*** If additional parking is provided internal to project, driveways to accommodate such parking must be a minimum of 18 feet long and a minimum eight feet wide per garage bay.
5. ***Minimum Maneuvering Space.*** Each dwelling unit driveway must be designed such that each driver backing a mid-size passenger vehicle out of the driveway can maneuver with one turning movement in order to exit, and vehicles entering a garage can drive into the garage without having to back up. Driveways for 60 percent of the units must be designed such that a large-size vehicle may back out with one turning movement in order to exit without backing into the public street or private accessway.
6. ***Building and Entrance Design.***
 - a. ***Integrated Theme.*** Buildings and structures must exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. ***Site Entrance.*** Small lot development must have at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances must include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. ***Entries and Porches.*** At least 35 percent of homes must include entries and porches extending along a minimum of 50 percent of the width of the homes' front facades, excluding the width of garages. Porches meeting this requirement must have a minimum width of eight feet and a minimum depth of four feet.
7. ***Additional Landscaping Required.*** Small lot development must provide 25 percent more landscaping than required by this Title for standard size lots,

which may be in common areas, landscaped right of way, trails, or other open space.

17.08.040 Additional Development Regulations for RM and RH Districts

Module 1 includes provisions to allow flexibility in the application of these standards. Even so, are they too rigid or about right?

A. **Transitional Standards.** Where a RM or RH District adjoins an interior lot line in an RS District, the following standards apply:

1. The maximum height within 40 feet of an RS District 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.
2. The minimum building setback from an RS District boundary is 10 feet for interior side yards and 20 feet for rear yards.

B. **Architectural Articulation.** The following standards will be considered during design review, and alternative design solutions may be approved by the review authority upon finding that the intent of the standard is met and the result is superior to what could be built if the standard were strictly applied.

1. **Projections or Recesses.** All street-facing facades must have at least one horizontal or vertical projection or recess at least four feet in depth, or two projections or recesses at least two and a half feet in depth, for every 25 horizontal feet of wall. Building entrances, front porches, and projections into required yards, such as stoops, bays, overhangs, fireplaces, and trellises, count towards this requirement. Alternative designs that create a welcoming entry feature facing the street, such as trellis or landscaped courtyard entry, may be approved by the approving authority.
2. **Variable Roof Form.** Variable roof forms must be incorporated into the building design, and no more than two side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.

C. **Building Entrances.**

1. **Orientation.** All units located along public rights-of-way must have the primary entrance facing the right-of-way. Exceptions to this requirement may be approved by the Zoning Administrator for projects where multiple unit housing is located on streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project must be oriented around courtyards.

2. ***Dwelling Unit Access.*** Exterior entrances to units must be in a form of individual or shared entrances at the ground floor of the building. Unit entrances above the ground floor are also permitted. However, no exterior access corridor located above the ground floor may provide access to five or more units on any single floor.
- D. **Location of Parking.** Parking may be located within 20 feet of the front or street-side lot line in accordance with Planning Commission approval when the Planning Commission makes all of the following findings:
1. For parking structures, the building design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;
 2. The parking area is well screened with a wall, hedge, trellis, and/or landscaping, consistent with the landscaping standards of this Title; and
 3. The site is small and constrained such that underground, partially submerged, structured, or surface parking located more than 40 feet from the street frontage is not feasible.
- E. **Outdoor Living Areas.** Private and common areas for outdoor living must be provided for all multi-family development. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards a public or private street or parking area to create a welcoming entry feature are also considered common areas.
1. ***Minimum Dimensions.***
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) cannot have horizontal dimensions less than 10 feet. Private open space located above ground level (e.g., balconies) cannot have horizontal dimensions less than six feet.
 - b. *Common Open Space.* Common open spaces with a minimum horizontal dimension of 20 feet count towards the open space calculation. Isolated open space areas with a horizontal dimension less than 20 feet are not considered usable open space and do not count in determining compliance with this standard.
 2. ***Minimum Area Required - Private Open Space.*** The minimum private open space required within residential districts are as follows:
 - a. RM Districts: 150 square feet per unit.

- b. RH Districts: 100 square feet per unit.
 - c. The amount of outdoor living area provided for individual units may vary based on unit size and location within a project, as long as the average area per unit meets the applicable standard and no unit has less than 60 square feet.
- F. **Pedestrian Access.** A system of pedestrian walkways must connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. Direct and convenient access must be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.
- 1. Walkways must be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - 2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.
- 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.

17.08.050 Additional Development Regulations for RMHP District

- A. **Transitional Standards.** Where an RMHP District adjoins an interior lot line in an RS District, the minimum building setback from an RS District boundary is 10 feet for interior side yards and 20 feet for rear yards.
- B. **Outdoor Living Areas.** Private and common areas for outdoor living must be provided for all development. Private areas typically consist of patios, fenced yards, and other similar areas outside the mobile home. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of park.
- 1. **Minimum Dimensions.** Development within the RMHP Districts must meet the following minimum dimensions.
 - a. *Private Open Space.* Private open space located on the ground level (e.g., yards, patios) cannot be less than a horizontal dimension of 10 feet.

- b. *Common Open Space.* Common open spaces with a minimum horizontal dimension of 20 feet counts towards the open space calculation. Isolated open space areas with a horizontal dimension less than 20 feet are not considered usable open space and do not count in determining compliance with this standard.
 - c. *Minimum Area Required:* 100 square feet per unit. The amount of outdoor living area provided for individual spaces in a mobile home park may vary based on space size and location, as long as the average area per unit meets the applicable standard.
- C. **Pedestrian Access.** A system of pedestrian walkways must connect all pads on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. Whenever feasible, direct and convenient access must be provided to adjoining residential and commercial areas while still providing for safety and security.
- 1. Walkways have to be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - 2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - 3. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.
- D. **Private Storage Space.** Each mobile home must have access to at least 150 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.

17.08.060 Supplemental Regulations Applicable to all Residential Districts

- A. **Design of Building Additions.** Rooflines, exterior materials, windows, railings, porches, and other design elements must be designed in a manner which is compatible with the design elements of the existing buildings and surrounding neighborhood.
- B. **Window Trim or Recess.** Trim at least one inch in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash must achieve a two-inch recess. Exceptions may be granted through the design review process to accommodate alternative window design complementary to the architectural style of the structure.

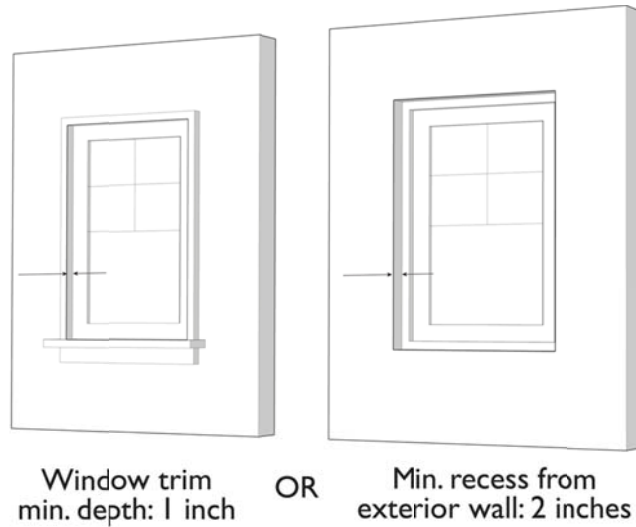


FIGURE 17.08.060.B:

- C. **Materials.** All materials must be high quality to allow for long-term durability and appearance. The exterior use of foam as trim and plywood or aluminum as siding materials is prohibited.
- D. **Paving.** The maximum amount of paving in street-facing yards is 50 percent of the required yard.
- E. **Driveways.** Curb cuts and driveways must be minimized.
1. Driveway approaches (curb cuts) will be permitted only to provide access to approved garages, carports and parking spaces.
 2. A maximum of one driveway up to 20 feet wide is permitted to serve a single unit. Driveways serving two or more units must be the minimum width required by the City Engineer.
 3. All driveways must have minimum two-foot wide planted area on each side.

Chapter 17.09 Commercial Districts

Sections:

17.09.010	Purpose and Applicability
17.09.020	Land Use Regulations
17.09.030	Development Regulations
17.09.040	Supplemental Regulations Applicable to all Commercial Districts

17.09.010 Purpose and Applicability

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of neighborhood, community and regional-serving retail and commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources;
- B. Provide for the orderly, well-planned, and balanced growth of commercial areas, but restrict "large box" uses to existing locations for Regional Commercial designated by the General Plan to limit regional traffic impacts;
- C. Plan for commercial development to expand the variety of goods and services to meet the needs of City residents and those living within Goleta's market area;
- D. Establish development and design standards that improve the visual quality of development, ensure appropriate buffers and transitions to adjacent neighborhoods, and create a unified, distinctive, and attractive character along commercial streets;
- E. Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street, and pedestrian access across parking lots and between commercial centers and adjacent land uses; and
- F. Ensure that new development is designed to minimize traffic and parking impacts and is appropriate to the physical characteristics of the area.

The specific purposes of each District are as follows:

CR Regional Commercial. This District is intended to meet local and regional retail demand, such as large scale retail, office, civic and entertainment uses, shopping malls with

large footprints, “large-box” retail use, and other uses that are not appropriate in other areas because of higher volumes of vehicle traffic and potential impacts on other uses. Typical uses include, without limitation, grocery store and anchored tenant shopping centers with additional drug stores, fast food chains, smaller hardware and building supply stores, gas stations with convenience high volume retail stores, and restaurants and cafes. Other compatible uses include medical and professional offices as well as public and semipublic uses. District development standards will ensure structures complement the surrounding development pattern.

CC Community Commercial. This District is intended for relatively small commercial centers that provide convenience goods and services to serve the everyday needs of the surrounding residential neighborhoods while protecting the residential character of the area. Uses that may attract significant traffic volumes from outside the City are prohibited. Mixed-use, including residential, development at densities up to 12 units per acre may be permitted subject to approval of a conditional use permit in appropriate locations provided that it is compatible with adjacent uses, does not break up the continuity of commercial use at the sidewalk level, or is not within the airport approach zone as designated in the General Plan Safety Element.

- All community commercial development must be designed to facilitate and promote pedestrian circulation in and to the area, as well as to link these areas to other activity centers.
- Noise levels and hours of operation may be regulated to avoid any potential conflict with adjacent residential uses.
- The size of any mixed-use developments must be consistent with street and utility capacities.
- Other compatible uses include small-scale medical and professional offices as well as public and semipublic uses. New “large format” retail stores are not allowed in this District.

OT Old Town. This District is intended to permit a wide range of local- and community-serving retail and office uses and enhance the physical and economic environment for existing businesses and uses in the Old Town Commercial District, the historic center of Goleta. Land use regulations and development standards will improve and reinforce the character of the area as a pedestrian-oriented retail business area with a mix of businesses and services.

- “Large box” uses are not permitted; visitor-serving commercial uses, including transient lodging, may be permitted by conditional use permit.
- Existing heavy commercial uses (including printing and auto services and repair) may continue as permitted uses, but significant expansion of these activities may be allowed only by conditional use permit if the expansion is compatible with adjacent uses.

- Allowed uses include retail uses; professional and business office uses; public uses, including governmental administration activities; restaurants; entertainment; cultural activities; personal, financial, and small business services; and various other public and quasi-public uses.
- All new development must be consistent with the Goleta Old Town Heritage District architecture and design guidelines, and continuity of retail and office uses is required at the street or sidewalk level.
- Residential and office uses may be allowed on the second floor of a structure or behind the portion of a building adjacent to the street, subject to approval of a conditional use permit, and residential uses may be approved only in conjunction with a permitted principal nonresidential use on the same site.
- New uses or design features (such as drive-through windows, excessive light and glare) that are incompatible with residential uses or pedestrian-oriented retail activities are prohibited.

VS Visitor Serving Commercial. This District is intended to provide for a range of commercial uses of low to moderate intensity at or near scenic locations that serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development must be designed in a manner that will limit encroachment into residential or resource areas, and conditions of approval may be imposed to ensure that this occurs. When located near the beach or other natural areas, public access to resource areas will be required. Transient lodging units, such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model, may be approved if they provide lodging available without limitation to the general public.

CI Intersection Commercial. This District is intended to provide for a limited range of commercial uses of low to moderate intensity at arterial intersections. Customers are anticipated to drive or walk to these establishments. Uses that may be approved include gas stations, convenience markets, highway-oriented restaurants, and similar uses, subject to standards that will ensure land use compatibility.

CG General Commercial. This District is intended to provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations, such as wholesale trade and service commercial, or that may involve activities are not always compatible with other uses. Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas. Mixed-use developments that include residential uses are not allowed.

- Uses that require access by heavy vehicles are permitted only in locations where the street can support such heavy vehicle traffic and such uses would be compatible with adjacent uses.

- Heavy commercial uses that may cause noise, air emissions, hazardous materials, or excessive light and glare require approval of a Conditional Use Permit.

17.09.020 Land Use Regulations

Table 17.10.020 below prescribes the land use regulations for "Commercial" Districts. The regulations for each district are established by letter designation as follows:

"P" designates permitted uses.

"AP" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

"(#)" numbers in parenthesis refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

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 Uses							
Residential Housing Types							
Multiple Unit Dwelling	-	U ³	U ³	-	-	-	
Residential Facility, Assisted Living	-	-	-	-	-	U ³	
Residential Care Facilities							
Small	-	P	P	-	-	P	
Large	-	U	U	-	-	AP	
Public and Semi-Public Uses							
Colleges and Trade Schools, Public or Private	-	-	-	-	X	-	
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

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	
Clinic	AP	AP	AP	-	-	P	See Module 3, Hospitals and Clinics
Skilled Nursing Facility							See Module 3, Hospitals and Clinics
Park and Recreation Facility	-	-	-	AP	-	-	
Parking, Public or Private	AP	AP	AP	AP	AP	-	See Chapter 17.37, Parking and Loading
Public Safety Facility	P	P	P	P	P	P	
Public Assembly	-	P	P	U	P	P	See Module 3, Public Assembly
Schools, Public or Private	-	-	P	-	-	U	
Social Service Facilities	AP	AP	AP	-	-	AP	
Commercial Uses							
Adult-Oriented Business	-	-	-	-	-	U ¹	See Module 3, Adult Oriented Business
Animal Sales, Care and Services							
Animal Sales and Grooming	P	P	P	-	-	P	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Boarding, Kennel	-	-	-	-	-	U	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Veterinary Services	-	-	-	-	-	P	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Automobile/Vehicles Sales and Services							
Auction	-	-	-	-	-	P	
Automobile Rentals	-	-	P	-	-	P	See Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing							
New	-	-	P	-	-	P	See Module 3, Automobile/Vehicle Sales and Leasing
Used	-	-	AP	-	-	P	See Module 3, Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Service and Repair, Major	-	-	-	-	-	P	See Module 3, Automobile/Vehicle Service and Repair
Automobile/Vehicle Service and Repair, Minor	AP	AP	-	-	-	P	See Module 3, Automobile/Vehicle Service and Repair
Maintenance Services	AP	AP	AP	-	-	P	See Module 3, Service Stations/Mini-Marts

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	
Service and Gas Stations	U	-	U	-	P	P	See Module 3, Auto/Vehicle Service and Repair
Automobile/Vehicle Washing and Services							
Attended	-	-	-	-	-	P	See Module 3, Automobile Washing
Unattended	-	-	-	-	-	P	See Module 3, Automobile Washing
Banks and Financial Institutions							
Bank, Credit Union	P	P	P	-	-	P	
Drive-Through Service	AP	AP	-	-	-	P	
Check Cashing Business	-	-	U	-	-	P	
Building Materials, Sales, and Service	P	P	U	-	-	P	
Business Services	-	P	P	-	-	P	
Catering Service	P	P	P	P	-	P	See Module 3, Eating and Drinking Uses
Commercial Entertainment and Recreation							
Banquet and Conference Center	-	-	U	U	-	-	See Module 3, Athletic and Recreational Uses See Module 3, Live Entertainment See Module 3, Alcoholic Beverage Sales See Module 3, Eating/Drinking Uses
Small Scale	P	P	U	P	-	-	See Module 3, Athletic and Recreational Uses See Module 3, Live Entertainment See Module 3, Alcoholic Beverage Sales See Module 3, Eating/Drinking Uses
Large Scale	P	-	-	P	-	-	See Module 3, Athletic and Recreational Uses See Module 3, Live Entertainment See Module 3, Alcoholic Beverage Sales See Module 3, Eating/Drinking Uses See Module 3, Visitor-Serving Resort Uses
Multiplex Cinemas	P	P	P	P	-	-	See Module 3, Athletic and Recreational Uses See Module 3, Live Entertainment

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	
							See Module 3, Alcoholic Beverage Sales See Module 3, Eating/Drinking Uses
Eating and Drinking Establishments							
Bars/Night Clubs/ Lounges	U	U	U	U	-	-	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses
Restaurant, Full Service	P	P	U	P	P	-	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Outdoor Dining
Restaurants, Limited Service	P	P	P	P	P	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Outdoor Dining
Restaurant, Takeout Only	P	P	-	-	P	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses
Restaurant with Drive Through	P	-	-	U	P	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Drive In and Drive Through Facilities See Module 3, Outdoor Dining
Emergency Homeless Shelter	-	-	-	-	-	AP	See Module 3, Emergency Shelters
Food and Beverage Sales							
Convenience Market	P	P	P	-	P	P	See Module 3, Service Stations/Mini-Marts
General Market	P	P	P	-	P	P	See Module 3, Alcoholic Beverage Sales
Liquor Store	P	P	P	-	-	P	See Module 3, Alcoholic Beverage Sales
Specialty Food Sales and Facilities	P	P	P	P	-	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses
Instructional Services	P	AP ¹	P ¹	-	-	P	

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	
Live-Work Units	-	-	U ³	-	-	-	See Module 3, Live/Work Uses
Lodging and Visitor-Services							
Bed and Breakfast Inn	P	P	U	P	-	-	See Module 3, Bed and Breakfast Inns
Hotels and Motels	P	P	U	P	-	-	See Module 3, Alcoholic Beverage Sales
Recreational Vehicle Parks	-	-	U	P	-	P	See Module 3, Manufactured Homes and Parks
Time Share Use	-	P	U	P	-	-	See Module 3, Visitor-Serving Resort Uses
Maintenance and Repair Services	P	P	U ¹	-	-	P	
Media Production Facility	AP ³	AP ³	-	-	-	P	
Mobile Food Facility/Vendor	-	-	AP	-	-	AP	See Module 3, Alcoholic Beverage Sales See Module 3, Mobile Food Facility
Nursery and Garden Centers	P	P	-	-	-	P	See Module 3, Large-Scale Retail
Offices							
Business, Professional, and Technology	P	P ³	U ³	-	-	AP	
Medical and Dental	P	P	P	-	-	-	
Walk-In Clientele	P	P	U	-	-	-	
Outdoor Sales, Temporary and Seasonal	AP	AP	AP	-	-	AP	See Module 3, Outdoor Sales, Temporary and Seasonal
Personal Services							
General Personal Services	P	P	P	-	-	P	See Module 3, Personal Services and Restricted Personal Services
Restricted Personal Services	AP	AP ³	U ³	-	-	P	See Module 3, Personal Services and Restricted Personal Services
Retail Sales							
Convenience Retail	P	P	P	P	-	-	
General Retail	P	P	P	-	-	-	
Large Format Retail	P ⁽⁴⁾	P ⁽⁴⁾	-	-	-	-	See Module 3, Large-Scale Retail
With Drive Through	U	-	-	U	U	-	See Module 3, Drive In and Drive Through Facilities
Industrial Uses							
Construction and Material Yards	-	-	-	-	-	P	
Limited Industrial	-	-	-	-	-	AP	

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	
Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair	-	-	-	-	-	p	See Module 3, Vehicle Sales and Leasing
Research, Development, and Technology	-	-	-	-	-	P	
Wholesale Trade, Warehouse, Storage and Distribution							
Outdoor Storage	-	-	-	-	-	AP	
Personal Storage	-	-	-	-	-	P	See Module 3, Personal Storage
Wholesaling and Distribution	-	-	-	-	-	P	
Transportation, Communication, Utility							
Communication Facilities							
Antenna and Transmission Towers	U	U	-	-	-	U	See Chapter 17.42, Telecommunication Facilities
Facilities within Buildings	AP ³	AP ³	-	-	-	P	See Chapter 17.42, Telecommunication Facilities
Heliport							See Module 3, Heliports
Light Fleet-Based Services	-	-	-	-	-	AP	
Recycling Facilities							
Recycling Collection Facility	AP	AP	AP	-	-	P	See Module 3, Recycling Collection Facilities
Utilities, Minor	P	P	p	P	P	P	
Accessory Uses							
Subject to the same permitting requirements of the principal use unless additional review is established in Section 17.41.020, Accessory Uses.							
Home-Based Business	-	P	p	-	-	-	See Module 3, Home Occupations
Caretaker Unit	AP	AP	AP	AP	-	AP	
Vending Machines, Outdoor	P	P	-	AP	AP	-	
Temporary Uses							
Require a Temporary Use Permit, unless exempt; see Section 17.41.020, Temporary Uses							
Nonconforming Uses							
Chapter 17.36, Nonconforming Uses & Structures, and Signs.							
Notes: 1. Upper floors only. 2. Live theater only. 3. Only in mixed use developments. 4. Only on pre-existing sites.							

17.09.030 Development Regulations

Table 17.09.030, below, prescribes development regulations for Commercial Districts for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the District column means that the Additional Regulation applies. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple Districts are in Part IV of this Title.

TABLE 17.09.030: DEVELOPMENT STANDARDS - COMMERCIAL DISTRICTS								
Uses	District						Additional Regulations	#
	CR	CC	OT	VS	CI	CG		
Lot and Density Standards								
Minimum Lot Area (s/f)	5,000	5,000	5,000	5,000	5,000	5,000		
Minimum Lot Width (ft.)	65	65	65	65	65	65		1
Minimum Lot Depth (ft.)	100	100	100	100	100	100		2
Maximum Density (Units/net acre)	-	12	20	-	-	20		
Building Form and Location								
Max. Bldg Height (ft.)	35	35	30	35	25	35	(A)	3
1 st Floor Ceiling Height (ft. clear)	12	12	12	12	12	12		4
Setbacks (ft.)								
Front	10	10	25	20	10	10	(B)(C)	5
Interior Side	None	None	None	20	None	None	(D)	6
Street Side	5	5	None	20	5	5		7
Rear	10	10	10	10		25	(D)	8
Screening of Parking								
Other Standards (Applicability of Additional Regulations: Y=Yes)								

TABLE 17.09.030: DEVELOPMENT STANDARDS - COMMERCIAL DISTRICTS								
Building Design	Y	Y	Y	Y	Y	Y	(E)	
Ground Floor Transparency	Y	Y	Y	Y	Y		(F)	
Outdoor Living Area (sq.ft. per unit)		Y	Y			Y	(G)	
Pedestrian Access	Y	Y	Y	Y	Y		(H)	
Private Storage Space		Y	Y				(I)	
Transitional Standards	Y	Y	Y	Y	Y	Y	(J)	
Truck Docks, Loading and Service Areas	Y	Y	Y	Y	Y	Y	(K)	
Additional Regulations								
Accessory Structures	Module 3, Accessory Structures							
Affordable, Senior, and Special Needs Housing Density Bonus	Module 3, Density Bonuses							
Height Limit Exceptions	Module 3, Exceptions to Height Limits							
Fences and Walls	Module 3, Fences and Freestanding Walls							
Landscaping	Module 3, Landscaping							
Lighting	Module 3, Lighting							
Parking and Loading	Module 3, On-Site Parking and Loading							
Oil and Gas Facilities	Module 3, Energy Facilities							
Outdoor Storage	Module 3, Outdoor Storage							
Projections into Setbacks	Module 3, Building Projections into Yards							
Screening	Module 3, Screening							
Signs	Module 3, Signs							
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways							

A. Additional Height and Lot Coverage for Hotels.

1. In the Visitor-Serving Commercial District, the following regulations must be followed:
 - a. The maximum allowable structure height may increase to 65 feet for hotel buildings.
 - b. The maximum lot coverage ratio may increase 0.5 for hotels.

B. Improvement of Street-Facing Setbacks. Where a front or street-facing side setback is provided, it must be landscaped and/or hard surfaced for use by pedestrians. If hard surfaced, the setback area on each lot must be a plaza or public gathering area and contain at least two pedestrian amenities such as benches, drinking fountains, and/or other design elements (e.g., public art, planters, and kiosks).

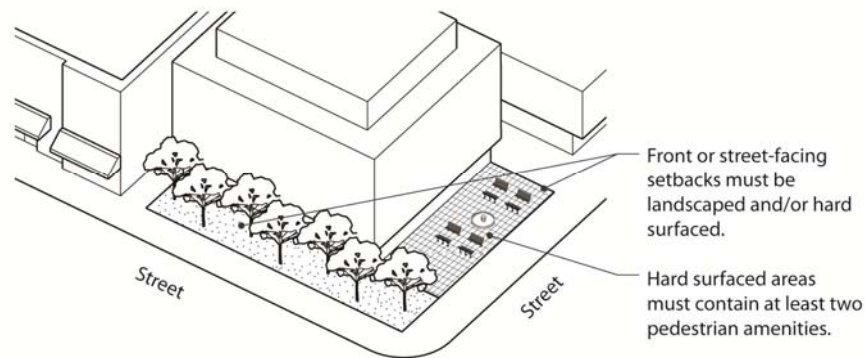


FIGURE 17.10.030.B: STREET-FACING SETBACKS

- C. **Screening of Parking.** Any parking area located between a building and the street must be screened with a wall or berm at least 3.5 feet high. A screening wall must to be composed of brick, stone, stucco, or other quality durable material and include a decorative cap or top finish as well as edge detail at wall ends. A combination of these materials may be used, or may be combined with densely planted landscaping such that no more than 40 percent of the screening is accomplished with densely planted landscaping.
- D. **Adjacent to Residential Districts.** The minimum building setback from any Residential District is 25 Feet.
- E. **Building Design.** The exterior design of all buildings, including all facades, must be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity and horizontal and vertical relief and interest. The design of all buildings must be compatible with the character of the neighboring commercial area.
- F. **Ground-Floor Transparency.** Exterior walls facing any front- or street-facing lot line must include windows, doors, or other openings for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
1. **Exception for Structured Parking Facilities.** Multi-level parking garages, where permitted, are not required to meet the ground-floor transparency requirement.
 2. **Sites with Multiple Buildings.** On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met

along street-facing facades of buildings that are located behind other buildings and not visible from the adjacent public street.

3. ***Reduction through Design Review.*** The building opacity requirement may be reduced or waived by the approving authority, upon finding that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail, or will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

G. **Outdoor Living Areas.** In the CC and OT Districts, decks and balconies or common areas for outdoor living must be provided for all residential dwelling units.

1. ***Minimum Dimensions.*** The minimum horizontal dimension for a deck or balcony is six feet and the minimum dimension for a common area for outdoor living, such as a roof deck, is 10 feet.
2. ***Minimum Area:*** 60 square feet per unit, which may include private or common areas.
3. ***Common Areas.*** Common areas have to be accessible to residents, open to the sky, and not include any ground-level area required for front or corner side setbacks.
4. ***Averaging Allowed.*** The amount of outdoor living area provided for individual units may vary, based on unit size and location within a project, as long as the average area per unit meets the applicable standard.

H. **Pedestrian Access.** A system of pedestrian walkways must connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to sidewalks, and to any on-site open space areas or pedestrian amenities. Whenever feasible, direct and convenient access must be provided to adjoining residential and commercial areas, while still providing for safety and security.

1. Walkways have to be a minimum of six feet wide, hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
2. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
3. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb, bollards, or other physical barrier.

- I. **Private Storage Space for Residential Units in CC and OT Districts.** Each unit must have at least 150 cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four feet.
- J. **Transitional Standards.** Where a Commercial District adjoins an interior lot line in a Residential District, the following standards apply:
 - 1. The maximum height is 30 feet within 40 feet of a Residential District. 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.
 - 2. Adjoining an RS District, a minimum 10-foot landscaped setback must be provided, free from parking and other encroachments.
- K. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, and service areas are not permitted within 25 feet of the boundary of any R District. Loading and service areas must be located on the side or rear of buildings, and may not face a public street or a private street functioning as a public road unless the approving authority determines there is no other feasible means of providing a loading area.

17.09.040 Supplemental Regulations Applicable to all Commercial Districts

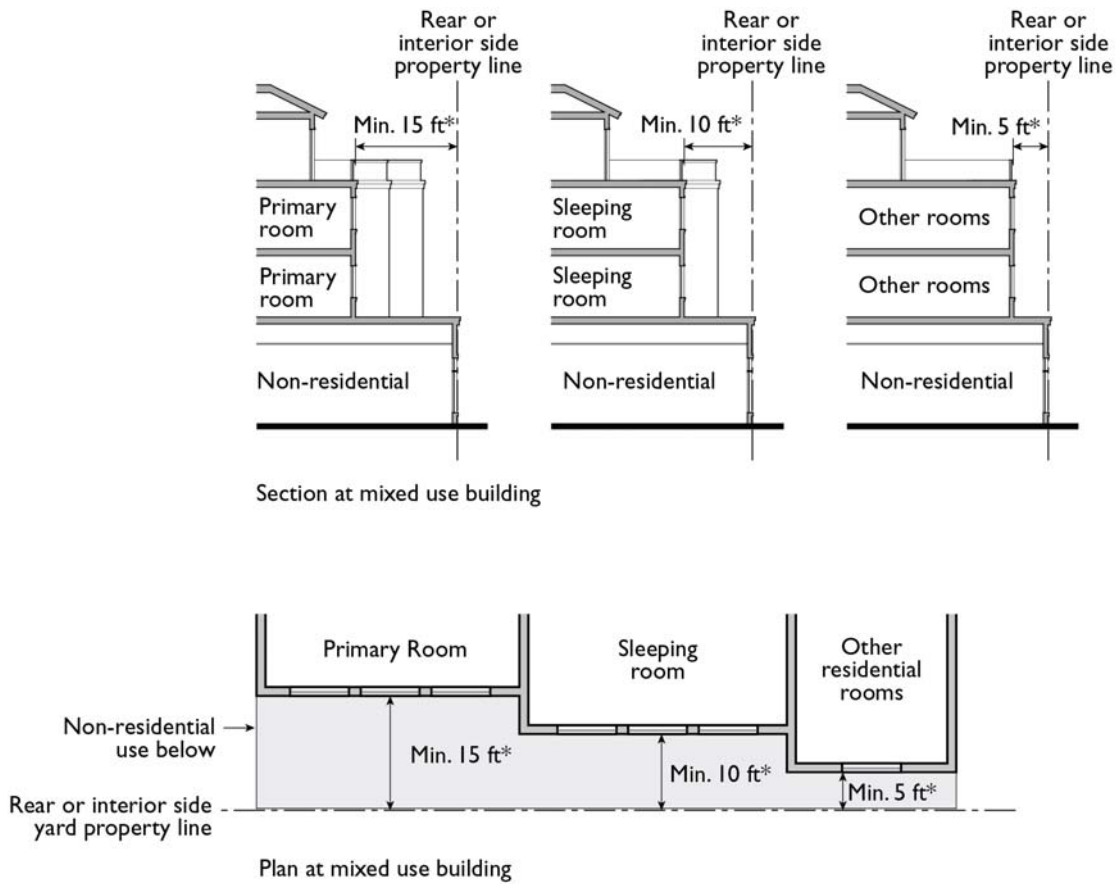
- A. **Commercial Centers.** Commercial centers containing 25,000 square feet or more of floor area or four or more establishments in the Retail Sales use classification are subject to the following standards and criteria for approval.
 - 1. **Entry Plazas/Passenger Loading Areas.** A plaza must be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas must include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas, which include features described under paragraph 2 below, may also be counted toward the public plaza requirements.
 - 2. **On-Site Public Plazas.** Outdoor plazas for the use of customers and visitors are provided at a rate of five square feet per 1,000 square feet of floor area, up to 1,500 square feet of outdoor plaza.
 - 3. **Location.** Such public space must be visible from a public street, or from on-site areas normally frequented by customers, and must be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this Section.

4. ***Amenities.*** On-site public space must include benches or other seating, and the ground surface must be landscaped or surfaced with high-quality paving materials. Qualifying amenities included feature that enhance the comfort, aesthetics, or usability of the space, such as trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.
5. ***Design Criteria.*** In order to receive permit approval for a commercial center, the Planning Commission, upon recommendation from the Design Review Board, must find that all of the following criteria have been met.
 - a. ***Integrated Theme.*** Buildings and structures exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. ***Site Entrance.*** Community-scale commercial developments (10 acres or larger) have at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island. Buildings must be located within 30 feet of the corner of the driveway and public right-of-way. Building elements with greater vertical emphasis must be used at these corners.
 - c. ***Building Entrances.*** Building entrances to anchor tenants and other large stores are prominent and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - d. ***Vehicular Circulation.*** Safe, convenient vehicular circulation is provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts is minimized. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines, adequate warning signage for both vehicles and pedestrians, adequate lighting, and protective barrier posts or similar features for separation at walkway entrances.
 - e. ***Cart Corrals.*** Adequate, convenient cart corrals are provided near building entrances and throughout the parking areas.
 - f. ***Transit Facilities.*** Transit facilities, where included, are developed with effective shading from the summer sun, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.

- g. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting is used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.
- h. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.

B. **Upper Story Stepbacks for Residential Uses in Mixed Use Development.** In order to provide light and air for residential units and additional separation for rooms that contain areas that require additional privacy considerations, the following minimum upper story stepbacks apply to any building wall containing windows and facing an interior side or rear yard. When the site is adjacent to a Residential District, the project must comply with whichever standard results in the greater setback. The required setbacks apply to that portion of the building wall containing and extending three feet on either side of any window.

1. For any wall containing living room or other primary room windows, a setback of at least 15 feet must be provided.
2. For any wall containing sleeping room windows, a setback of at least 10 feet must be provided.
3. For all other walls containing windows, a setback of at least five feet must be provided.



*Additional setbacks apply adjacent to RS Districts. See Table 18.05.030-2: Building Placement Standards - Mixed-Use Districts

FIGURE 17.09.040: REQUIRED SIDE AND REAR YARDS FOR RESIDENTIAL USES

- C. **Sidewalks.** Sidewalks must be provided meeting ADA standards, if none already exist or if the existing sidewalks are in poor condition.

Chapter 17.10 Office Districts

Sections:

17.10.010	Purpose and Applicability
17.10.020	Land Use Regulations
17.10.030	Development Regulations

17.10.010 Purpose and Applicability

The purposes of the Office Districts are to:

- A. Provide for orderly, well-planned and balanced business park and office development that services the community, consistent with the General Plan;
- B. Establish development and design standards that will create a unified and distinctive character along Goleta's streets;
- C. Contribute to the pedestrian environment with standards that promote access and walkability; and
- D. Ensure appropriate transitions and buffers between business parks and offices and residential uses.

Additional purposes of each District:

Business Park (BP). This District is intended to designate sites for attractive, well-designed business parks that provide employment opportunities to the community and surrounding area. The intensity, design, and landscaping of development must be consistent with the character of existing and planned development in the vicinity. Allowable uses include research and development, light industrial, and office uses, as well as small-scale commercial uses that serve the needs of business park employees. All activities must be conducted primarily indoors, and outdoor storage, processing, manufacturing, and vehicle repair are prohibited. Development Standards will ensure that:

- The scale and design of allowable uses are compatible with each other and with the existing character of the park and surrounding neighborhoods.
- Lighting will not interfere or conflict with adjacent nonindustrial land.

- Signage will be controlled.
- Curb cuts will be minimized, and sharing of access allowed.
- Adequate, and safe access for all modes of travel will be provided, and transportation and circulation impacts, especially on residential areas, will be mitigated.
- Quality landscaping, including outdoor seating areas, will be provided to enhance the visual appeal of the District.

Office-Institutional (OI). This District is intended to provide areas for existing and future office-based uses, including moderate-density business and professional offices, medical and medical-related uses, hospitals, research and development, services oriented primarily to employees (such as day care centers, restaurants, personal and professional services), and public and quasi-public uses. Mixed-use developments with residential uses on the same site may be permitted at appropriate locations where the residential uses are compatible with adjacent uses and do not break up the continuity of office and institutional uses.

17.10.020 Land Use Regulations

Table 17.10.020 below prescribes the land use regulations for "Office" Districts. The regulations for each District are established by letter designations as follows:

"P" designates permitted uses.

"AP" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

TABLE 17.10.020: LAND USE REGULATIONS – OFFICE DISTRICTS			"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "-" - Use Not allowed
<i>Uses</i>	<i>Type</i>		<i>Additional Standards</i>
	<i>BP</i>	<i>OI</i>	
Residential Uses			
Residential Housing Types			
Multiple Unit Dwelling	-	U ¹	
Public and Semi-Public Uses			
Colleges and Trade Schools, Public and Private	-	U	
Day Care Facility	AP	AP	See Module 3, Day Care

TABLE 17.10.020: LAND USE REGULATIONS – OFFICE DISTRICTS			"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	Type		Additional Standards
	BP	OI	
Government Buildings	P	P	
Hospitals and Clinics			
Clinic	-	AP	See Module 3, Hospitals and Clinics
Social Service Facility	AP ³	AP ³	
Commercial Uses			
Business Services	P	P	
Eating and Drinking Establishments			
Restaurants, Full-Service	P	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Outdoor Sales, Temporary and Seasonal
Restaurant, Take Out Only	P	P	See Module 3, Alcoholic Beverage Sales, See Module 3, Outdoor Sales, Temporary and Seasonal
Lodging and Visitor-Services			
Hotels and Motels	U ²	U ²	
Mobile Food Facility/Vendor	AP ³	AP ³	See Module 3, Mobile Food Facility
Offices			
Walk-In Clientele	-	AP ³	
Industrial Uses			
Limited Industrial	AP	-	
Research, Development, and Technology	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
Indoor Warehousing and Storage	P ⁴	-	
Transportation, Communication, Utility Uses			
Heliports	-	U ⁵	See Module 3, Heliports
Communication Facilities			
Antennas and Transmission Towers	AP	AP	See Chapter 17.42, Telecommunications Facility
Facilities within Buildings	P	P	
Recycling Facilities			
Recycling Collection Facility	AP	AP	See Module 3, Recycling Collection Facilities
Utilities, Minor	P	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 17.41.020, Accessory Uses.		
Caretaker Unit	P	P	
Notes: I. Only in mixed use developments.			

TABLE 17.10.020: LAND USE REGULATIONS – OFFICE DISTRICTS		"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed	
Uses	Type		Additional Standards
	BP	OI	
2. Only in the Hotel Overlay identified in the General Plan. 3. Only services intended to have employees in the Zoning District. 4. Only if it is in association with a permitted use. 5. Heli-Pads permitted only for emergency landing.			

17.10.030 Development Regulations

Table 17.11.030 prescribes development regulations for Office Districts for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the district column means that the Additional Regulation applies. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple Districts are in Part IV of this Title.

TABLE 17.12.030: DEVELOPMENT STANDARDS – BUSINESS PARK AND OFFICE –INSTITUTIONAL DISTRICTS				
	Type		Additional Standards	#
	BP	OI		
Lot and Density Standards				
Minimum Lot Area (s/f)	10,000	10,000		
Minimum Lot Width (ft.)	100	100		1
Minimum Lot Depth (ft.)	100	100		2

TABLE 17.12.030: DEVELOPMENT STANDARDS – BUSINESS PARK AND OFFICE –INSTITUTIONAL DISTRICTS				
Building Form and Location				
Maximum Building Height (ft.)	35	35		③
1st Floor Ceiling Height (ft. clear)	12	12		
Setbacks (ft.)				
Front	10	10	(A)	④
Interior Side	None	None	(B)	⑤
Street Side	10	10		⑥
Rear	10	10	(B)	⑦
Maximum Floor Area Ratio	0.35	0.40		
Additional Regulations				
Buildings Near State Highways			(C)	
Limitations on Curb Cuts			(D)	
Minimum Landscaping	15% of site area			
Parking Location			(E)	
Sidewalks			(F)	
Transitions			(G)	
Truck Docks, Loading and Service Areas			(H)	
Additional Standards				
Accessory Structures	Module 3, Accessory Structures			
Affordable, Senior, and Special Needs Housing Density Bonus	Module 3, Density Bonuses			
Exceptions to Height Limits	Module 3, Exceptions to Height Limits			
Fences and Walls	Module 3, Fences and Freestanding Walls			
Landscaping	Module 3, Landscaping			
Lighting	Module 3, Lighting			
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading			
Outdoor Storage	Module 3, Outdoor Storage			
Projections into Required Setbacks	Module 3, Building Projections into Yards			
Screening	Module 3, Screening			
Signs	Module 3, Signs			
Swimming Pools	Module 3, Swimming Pools and Spas			
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways			
A. A building or structure designed for parking must be no closer than 20 feet to the main building.				

- A. **Additional Height and Lot Coverage Under General Plan Hospital Overlay.**
 In the vicinity of the Goleta Valley Hospital, within ___ (to be confirmed) feet of the Hollister Avenue and Patterson Avenue intersection, on sites designated within a Hospital Overlay in the General Plan:
- The maximum allowable structure height may be increased with an Administrative Use Permit to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided that no building exceeds 3 stories in height

and the height is the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.

2. The maximum lot coverage ratio may be increased with an Administrative Use Permit to 0.6 for hospitals and to 0.5 for medical office buildings.
- B. **Additional Setbacks Adjacent to Residential Districts:** The minimum building setback is 25 feet from a Residential District boundary.
- C. **Building Design Near State Highways.** For any site that is fully or partially located within 200 feet of the right-of-way line of a State highway, buildings must be designed with four-sided architecture where each exterior wall is designed equivalent to the primary façade in the extent of building articulation and quality of exterior materials, and consistent with the color scheme of the primary façade.
- D. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. On corner lots, curb cuts must be located on the street frontage with the least pedestrian activity wherever feasible.
- E. **Parking Location.** Parking must be located at the side or rear of buildings wherever possible.
1. Customer parking can be located near the office area.
 2. Where parking is located between a building and a street, a landscaped setback at least 10 feet wide must be provided between the parking area and adjacent right-of-way.
- F. **Sidewalks.** Sidewalks must be provided meeting federal and state standards, if none already exist or if the existing sidewalks are in poor condition.
- G. **Transitional Standards.** Where an Office District adjoins an interior lot line in a Residential District, the following standards apply:
1. The maximum height is 30 feet within 40 feet of a Residential District. 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.
 2. Adjoining an RS District, a minimum 10-foot landscaped setback must be provided, free from parking and other encroachments.
- H. **Truck Docks, Loading, and Service Areas.** The outermost point of the truck docks, loading, and service areas are not permitted within 20 feet of the boundary of an RS District.

Chapter 17.11 Industrial Districts

Sections:

- 17.11.010 Purpose and Applicability
- 17.11.020 Land Use Regulations
- 17.11.030 Development Regulations
- 17.11.040 Supplemental Regulations Applicable to all Industrial Districts

17.11.010 Purpose and Applicability

The purposes of the Industrial Districts are to:

- A. Provide appropriately located areas for continued employment activities to ensure a robust economy that is essential in order for the City to continue to provide the high level of public services that the community expects;
- B. Provide for the appropriate location of businesses that may have the potential to generate off-site impacts, while providing compatibility in use and form;
- C. Assure high-quality design and site planning of office and employment areas and support the adaptive reuse of industrial buildings that contribute to the character of the City as a whole; and
- D. Ensure that new industrial and office development is designed to minimize traffic, parking and impacts on surrounding neighborhoods, and is appropriate to the physical characteristics of the site and the area where the project is proposed.

The specific purposes of each District are as follows:

Service Industrial (IS). This District is intended for land within the airport flight path where airport operations limit the range and density of activities that may be allowed. The maximum intensity of employment cannot exceed 25 persons per acre to conform to the Airport Land Use Plan and airport operations, as well as to maintain acceptable levels of service on roadways serving these areas. Allowable uses include warehouses, storage, outdoor storage (including storage of vehicles and recreational vehicles), automotive sales and rentals, manufacturing, service commercial uses, and similar uses that may be compatible with airport operations. The processing or storage of flammable or hazardous materials may be allowed, with

approval of a Conditional Use Permit, subject to other necessary permits in accordance with applicable law. Near the airport, heights of structures and landscaping must be limited so as not to interfere with the airspace in the airport approach zone and clear zone.

General Industrial (IG). This District is intended to provide areas for a wide range of manufacturing uses, including those with potential noxious impacts, and for similar service commercial uses. The processing or storage of hazardous materials may be allowed with approval of a conditional use permit, subject to other necessary permits in accordance with applicable law. Uses appropriate in this District include without limitation general manufacturing, assembly and fabrication, heavy commercial uses, high-technology manufacturing, research and development, wineries, breweries, building and construction services, and public facilities.

17.11.020 Land Use Regulations

Table 17.11.020 below prescribes the land use regulations for "Industrial" Districts. The regulations for each District are established by letter designations as follows:

"P" designates permitted uses.

"A" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

"-" designates uses that are not permitted.

TABLE 17.11.020: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS			"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>Type</i>		<i>Additional Standards</i>
	<i>IS</i>	<i>IG</i>	
Agricultural Uses			
Agricultural Processing	-	U	
Crop Cultivation	-	U	
Public and Semi-Public Uses			
Community Garden	P	P	See Module 3, Urban Agriculture
Government Buildings	-	P	
Hospitals and Clinics			
Skilled Nursing Facility	U	U	See Module 3, Hospitals and Clinics

TABLE 17.11.020: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS			"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	Type		Additional Standards
	IS	IG	
Commercial Uses			
Automobile/Vehicles Sales and Services			
Auction	P	-	See Module 3, Automobile/Vehicle Sales and Leasing
Automobile Rentals	P	P	See Module 3, Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Sales and Leasing	P	P	See Module 3, Automobile/Vehicle Sales and Leasing
Building Materials, Sales, and Service	-	P	
Catering Service	P	P	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses
Industrial Uses			
Construction and Material Yards	P	P	
Custom Manufacturing	P	P	
Limited Industrial	P	P	
General Industrial	-	P	
Oil and Gas Facilities	-	U	
Research, Development, and Technology	-	P	
Vehicle/Equipment Facilities			
Heavy Vehicle and Large Equipment, Sales/Rental, Service, and Repair	P	P	
Commercial Vehicles and Equipment	P	P	
Recreational Vehicles	P	P	
Towing Services	P	P	
Vehicle Storage	P	P	
Wholesale Trade, Warehouse, Storage and Distribution			
Chemical, Mineral and Explosives Storage	U	U	
Indoor Warehousing and Storage	P	P	
Outdoor Storage	P	P	
Personal Storage	P	P	See Module 3, Personal Storage
Wholesaling and Distribution	P	P	
Transportation, Communication, Utility Uses			
Communication Facilities			
Antennas and Transmission Towers	AP	AP	See Chapter 17.42, Telecommunications Facilities
Freight/Truck Terminals and Warehouses	AP	AP	
Helipport	U	U	See Module 3, Heliports
Recycling Facilities			
Recycling Processing Facility	-	U	See Module 3, Recycling Collection Facilities

TABLE 17.11.020: LAND USE REGULATIONS - INDUSTRIAL DISTRICTS		"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed	
Uses	Type		Additional Standards
	IS	IG	
Utilities, Minor	AP	AP	
Wind Energy Conversion System (WECS)			
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 17.41.020, Accessory Uses.		
Caretaker Units	AP	AP	

17.11.030 Development Regulations

Table 17.12.030 prescribes development regulations for Industrial Districts. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the district column means that the Additional Regulation applies. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table. Regulations applicable to multiple districts are in Part IV of this Title.

TABLE 17.12.030: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS				
	Type		Additional Standards	#
	IS	IG		
Lot and Density Standards				
Minimum Lot Area (s/f)	10,000	20,000		
Minimum Lot Width (ft.)	100	200		①
Maximum Lot Coverage (%)	50	50		②

TABLE 17.12.030: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS				
Building Form and Location				
Maximum Building Height (ft.)	45	45		③
Setbacks (ft.)				
Front	20	20		④
Interior Side	10	10		⑤
Street Side	20	20		⑥
Rear	10	10		⑦
Additional Standards				
Minimum Landscaping	10% of site area			
Outdoor Storage			(A)	
Screening and Separation of Parking			(B)	
Sidewalks			(C)	
Transitions			(D)	
Truck Docks, Loading and Service Areas			(E)	
Additional Regulations				
Accessory Structures	Module 3, Accessory Structures			
Exceptions to Height Limits	Module 3, Exceptions to Height Limits			
Fences and Walls	Module 3, Fences and Freestanding Walls			
Landscaping	Module 3, Landscaping			
Lighting	Module 3, Lighting			
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading			
Outdoor Storage	Module 3, Outdoor Storage			
Projections into Required Setbacks	Module 3, Building Projections into Yards			
Screening	Module 3, Screening			
Signs	Module 3, Signs			
Swimming Pools	Module 3, Swimming Pools and Spas			
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways			

- A. **Outdoor Storage.** In the IS District, outdoor storage must be screened so as not to be visible from public streets. In the IG District, such screening is only required along the perimeter of a site adjoining a non-industrial Zoning District.
- B. **Screening and Separation of Parking Areas.** In the Industrial Districts, parking areas located between a building and a public street must be screened with a screening wall or berm at least 3.5 feet high. In addition, parking areas must be separated from on-site buildings by a distance of at least 10 feet, which must be landscaped and may also include a pedestrian walkway. Exceptions to this requirement may be granted by the Zoning Administrator in the IG District for a use located in the interior of the district, not on the perimeter.

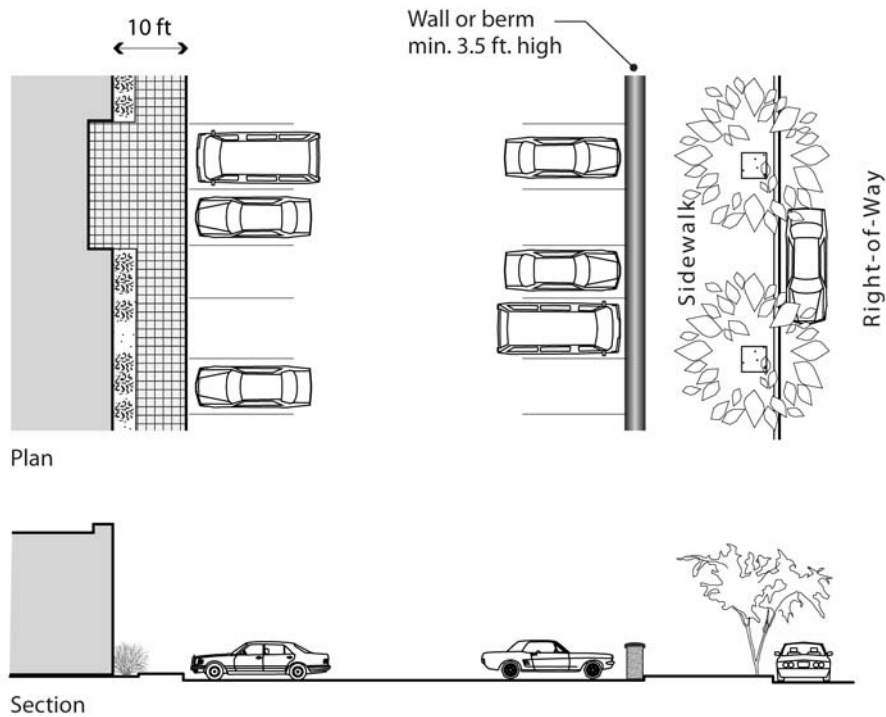


FIGURE 17.11.030.B: SCREENING AND SEPARATION OF PARKING AREA

- C. **Sidewalks.** Sidewalks must be provided meeting ADA standards, if none already exist or if the existing sidewalks are in poor condition.
- D. **Transitional Standards.** Where an Industrial District adjoins an interior lot line in a Residential District, the following standards apply:
 1. The maximum height within 40 feet of a Residential District is 30 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.
 2. The minimum building setback from a Residential District boundary is 50 feet.
 3. A minimum 20 foot landscape buffer has to be provided along any abutting Residential District lot line.
- E. **Truck Docks, Loading, and Service Areas.** Truck docks, loading, and service areas are not permitted within 40 feet of the boundary of any Residential District. In the IS District, such loading and service areas must be located from the side or rear of buildings, and may not face a public street or a private street functioning as a public road unless the approving authority determines there is no other feasible means of providing a loading area.

17.11.040 Supplemental Regulations Applicable to all Industrial Districts

- A. **Building Design Near State Highways.** For any site that is fully or partially located within 200 feet of the right-of-way line of a State highway, buildings must be designed with four-sided architecture where each exterior wall is designed equivalent to the primary façade in the extent of building articulation and quality of exterior materials, and consistent with the color scheme of the primary façade.
- B. **Limitations on Curb Cuts.** Wherever possible, parking and loading entrances must share curb cuts in order to minimize the overall number of curb cuts. On corner lots, curb cuts must be located on the street frontage with the least pedestrian activity wherever feasible.
- C. **Parking Location.** Parking must be located at the side or rear of buildings wherever possible.
 - 1. Customer parking can be located near the office area.
 - 2. Where parking is located between a building and a street, a landscaped setback at least 10 feet wide must be provided between the parking area and adjacent right-of-way.

Chapter 17.12 Public and Institutional District

Sections:

- 17.12.010 Purpose and Applicability
- 17.12.020 Land Use Regulations
- 17.12.030 Development Regulations

17.12.010 Purpose and Applicability

The purposes of the Public and Institutional Districts are to:

- A. Provide areas for a wide range of public and institutional facilities, including parks and open space, educational facilities, cultural and institutional uses, health services, municipal offices, general government operations, utility and public service needs, and other public or institutional facilities;
- B. Ensure that the development and operation of public and institutional uses protects and enhances the character and quality of life of surrounding residential areas;
- C. Ensure the provision of services and facilities needed to serve residents, businesses, and visitors and maintain a high quality of life; and
- D. Provide opportunities for outdoor recreation and meet the recreational needs of Goleta's residents.

17.12.020 Land Use Regulations

Table 17.12.020 below prescribes the land use regulations for "Public and Institutional" Districts. The regulations for each District are established by letter designations as follows:

"P" designates permitted uses.

"AP" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"-" designates uses that are not permitted.

TABLE 17.12.020: LAND USE REGULATIONS- PUBLIC AND INSTITUTIONAL DISTRICTS		"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>Type</i>	<i>Additional Regulations</i>
	<i>PI</i>	
Public and Semi-Public Uses		
Colleges and Trade Schools, Public and Private	P	
Community Garden	P	See Module 3, Urban Agriculture
Cultural Institutions and Facilities	P	
Day Care Facility	P	See Module 3, Day Care
Educational Facility, Public and Private	P	
Government Buildings	P	
Hospitals and Clinics		
Hospital	P	See Module 3, Hospitals and Clinics
Clinic	P	See Module 3, Hospitals and Clinics
Public Assembly	P	See Module 3, Public Assembly
Commercial Uses		
Commercial Entertainment and Recreation		
Banquet and Conference Center	U	See Module 3, Alcoholic Beverage Sales See Module 3, Athletic Recreation Uses See Module 3, Live Entertainment See Module 3, Eating and Drinking Uses
Large Scale	U	See Module 3, Alcoholic Beverage Sales See Module 3, Athletic Recreation Uses See Module 3, Live Entertainment See Module 3, Eating and Drinking Uses
Small Scale	U	See Module 3, Alcoholic Beverage Sales See Module 3, Athletic Recreation Uses See Module 3, Live Entertainment See Module 3, Eating and Drinking Uses
Transportation, Communication, Utility Uses		
Communication Facilities		
Antennas and Transmission Towers	AP	See Chapter 17.42, Telecommunications Facilities
Utilities, Major	U	
Utilities, Minor	P	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 17.41.020, Accessory Uses.	

17.12.030 Development Regulations

Table 17.12.030, below, prescribes development regulations for the Public and Institutional Districts. The first five columns establish minimum requirements for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the district column means that the Additional Regulation applies. Regulations applicable to multiple Districts are in Part IV of this Title.

TABLE 17.12.030: DEVELOPMENT STANDARDS - OTHER DISTRICTS		
	<i>Types</i>	<i>Additional Regulations</i>
	<i>PI</i>	
Lot and Density Standards		
Minimum Site Area	10,000	
Maximum Lot Coverage (%)	30	(A)
Building Form and Location		
Maximum Building Height (ft.)	25	(A)
Setbacks (ft.)		
Front	15	
Interior Side	10	
Street Side	10	
Rear	15	
Additional Standards		
Minimum Landscaping	25% of Site Area	
Transitions		(B)
Additional Regulations		
Accessory Structures	Module 3, Accessory Structures	
Exceptions to Height Limits	Module 3, Exceptions to Height Limits	
Fences and Walls	Module 3, Fences and Freestanding Walls	
Landscaping	Module 3, Landscaping	
Lighting	Module 3, Lighting	
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading	
Outdoor Storage	Module 3, Outdoor Storage	
Projections into Required Setbacks	Module 3, Building Projections into Yards	
Screening	Module 3, Screening	
Signs	Module 3, Signs	
Swimming Pools	Module 3, Swimming Pools and Spas	
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways	

- A. **Additional Height and Lot Coverage Under General Plan Hospital Overlay.**
In the vicinity of the Goleta Valley Hospital, within ____ (to be confirmed) feet of the

Hollister Avenue and Patterson Avenue intersection, on sites designated within a Hospital Overlay in the General Plan:

1. The maximum allowable structure height may be increased, with an Administrative Use Permit, to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided that no building exceeds 3 stories in height and the height is the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.
2. The maximum lot coverage ratio may be increased, with an additional Use Permit, to 0.6 for hospitals and to 0.5 for medical office buildings.

B. **Transitional Standards.** Where a Public and Institutional District adjoins an interior lot line in an Residential District, the following standards apply:

1. The maximum height within 40 feet of a Residential District is 30 feet. From this point, the building height may be increased one for each additional foot of upper story building setback to the maximum building height.
2. The minimum building setback from a Residential District boundary must be 25 feet.

Chapter 17.13 Open Space and Agricultural Districts

Sections:

17.13.010	Purpose and Applicability
17.13.020	Land Use Regulations
17.13.030	Development Regulations
17.13.040	Supplemental Regulations for Sustainable Living Research

17.13.010 Purpose and Applicability

The general purposes of the Open Space and Agricultural Districts are to:

- A. Protect and preserve agricultural and open space areas, while providing opportunities for sustainable living research and other compatible activities;
- B. Protect agricultural lands from incompatible land uses and encroachment; and
- C. Establish controls on development that will protect these areas in a manner consistent with the General Plan.

The specific purposes of each District are as follows:

Open Space – Passive Recreation. This District is intended to identify and reserve areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values. It may be used to designate both private and public open space areas. The category includes areas reserved for natural drainage courses that may be managed as part of the City’s stormwater management program. The following criteria and standards apply to lands within this District:

- Open space lands are intended to maintain the land in a natural condition in order to protect and conserve sensitive habitats.
- Resource management activities, including, but not limited to, habitat restorations, are permitted.
- Minimal improvements to accommodate passive public use, such as trails, nature education, beach access, and public viewing areas, are permitted.

- Except for existing facilities, active recreational uses involving structures or improvements to the land must not be permitted.
- Limited parking and public access improvements may be allowed provided that any adverse impacts on the associated resources are either avoided or mitigated.

Open Space – Active Recreation. This District is intended for existing or planned areas for public parks and active recreational activities and facilities, such as playgrounds, picnic areas, tennis courts, ballparks, and sports fields. This use category is also intended to apply to significant private outdoor recreational facilities, such as golf courses and privately owned parks. Individual recreational areas may include a mix of passive and active recreational features or improvements. Appropriate caretaker facilities and residences may also be allowed if consistent with the character of the planned uses. The District also may accommodate for storm drainage facilities.

Agriculture. This District allows for a wide range of agricultural uses, including without limitation, grazing, raising of livestock and poultry, orchards, vineyards, growing of food and fiber crops, nurseries, and other forms of horticulture. Structures customary and incidental to agricultural activities are permitted, including one primary dwelling unit and one accessory dwelling; farmworker housing, limited to workers employed on-site; barns; storage sheds; fences; and similar improvements. Except for these structures and appropriate utility and access improvements, activities or structures that impair the productivity of soils are not allowed. Retail sale of produce and products produced on the site, products produced by wineries and other small-scale processing facilities, and agricultural products grown off-site are allowed, subject to approval of a conditional use permit. This District also allows for sustainable living research facilities, with approval of a research plan to be undertaken in partnership with an educational institution, subject to a conditional use permit.

17.13.020 Land Use Regulations

Table 17.13.020 below prescribes the land use regulations for "Public and Institutional" Districts. The regulations for each District are established by letter designations as follows:

"P" designates permitted uses.

"AP" designates use classifications that are permitted after review and approval of an Administrative Use Permit.

"U" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning commission.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"X" designates uses that are not permitted.

TABLE 17.13.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS				"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	Type			Additional Regulations
	OSPR	OSAR	AG	
Agricultural Uses				
Agricultural Processing	-	-	AP	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Agricultural Support Services	-	-	AP	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Animal Raising	-	-	P	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Crop Cultivation	-	-	P	See Module 3, Greenhouses and Hot Houses
Greenhouse	-	-	P	See Module 3, Greenhouses and Hot Houses
Urban Farm	-	-	P	See Module 3, Urban Agriculture
Residential Uses				
Residential Housing Types				
Single Unit Dwelling, Detached	-	-	P	See Module 3, Farmworker Housing
Public and Semi-Public Uses				
Cemetery	U	-	-	
Community Garden	P	P	P	See Module 3, Urban Agriculture
Park and Recreation Facilities	-	P	-	
Sustainable Living Research Facility	-	-	U	
Commercial Uses				
Animal Sales, Care and Services				
Boarding, Kennel	-	-	U	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Commercial Entertainment and Recreation				
Large Scale	-	U	-	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Athletic and Recreation Uses See Module 3, Live Entertainment
Small Scale	-	P	-	See Module 3, Alcoholic Beverage Sales See Module 3, Eating and Drinking Uses See Module 3, Athletic and Recreation Uses

TABLE 17.13.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS				"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "- " - Use Not allowed
Uses	Type			Additional Regulations
	OSPR	OSAR	AG	
				See Module 3, Live Entertainment
Outdoor Sales, Temporary and Seasonal	-	-	P	See Module, 3, Outdoor Sales, Temporary and Seasonal
Transportation, Communication, Utility Uses				
Communication Facilities				
Antennas and Transmission Towers	-	-	AP	See Chapter 17.42, Telecommunications Facility
Utilities, Minor	-	-	P	
Wind Energy Conversion System (WECS)	-	-	AP	
Accessory Uses	Subject to the same permitting requirements of the principal use unless additional review is established in Section 17.41.020, Accessory Uses			
Accessory Dwelling Units	-	-	P	See Module 3, Second Dwelling Units
Caretaker Units	-	-	P	
Home Business	-	-	P	See Module 3, Home Occupations
Farmers' Stand	-	-	P	See Module 3, Famers Markets
Nonconforming Uses	Chapter 17.36, Nonconforming, Structures, and Signs			

17.13.030 Development Regulations

Table 17.13.030, below, prescribes development regulations for the Public and Institutional Districts. The first five columns establish minimum requirements for permitted and conditional uses. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the schedule. The letter “Y” in the district column means that the Additional Regulation applies. Regulations applicable to multiple Districts are in Part IV of this Title.

TABLE 17.13.030: DEVELOPMENT STANDARDS - OTHER DISTRICTS				
	Types			Additional Regulations
	OSPR	OSAR	AG	
Lot and Density Standards				
Minimum Site Area (acres)	n/a	n/a	5	
Building Form and Location				
Maximum Building Height (ft.)	25	25	35	
Setbacks (ft.)				
Front	10		20	(A)

TABLE 17.13.030: DEVELOPMENT STANDARDS - OTHER DISTRICTS				
Interior Side	10		20	(A)
Street Side	10		20	(A)
Rear	10		20	(A)
Additional Regulations				
Accessory Structures	Module 3, Accessory Structures			
Exceptions to Height Limits	Module 3, Exceptions to Height Limits			
Fences and Walls	Module 3, Fences and Freestanding Walls			
Landscaping	Module 3, Landscaping			
Lighting	Module 3, Lighting			
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading			
Outdoor Storage	Module 3, Outdoor Storage			
Projections into Required Setbacks	Module 3, Building Projections into Yards			
Screening	Module 3, Screening			
Signs	Module 3, Signs			
Swimming Pools	Module 3, Swimming Pools and Spas			
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways			
A. Lots that contain one gross acre or less must be subject to the setback regulations of the RS Single-Family Residential District.				

17.13.040 Supplemental Regulations for Sustainable Living Research

A. **Application Requirements.** Applications for approval of Conditional Use Permit for a Sustainable Living Research Project must contain all of the following information plus any additional information required by the Director:

1. **Project Boundaries.** A map showing the proposed project boundaries, the perimeter of the ownership, location and dimensions of any existing property lines and easements within the site, and the location of buildings, roads, parking and open areas.
2. **Agricultural Soils and Topography.** The existing agricultural soils on the site, as classified by the Soil Conservation Service, and proposed changes in topography of the site, including the degree of land disturbance, the location of drainage channels or watercourses and the direction of drainage flow.
3. **Utilities, Existing Structures and Trees.** The locations and capacities of existing utilities in the vicinity of the site, and tentative extensions to the site. The location of any existing structures and trees on-site or in the adjoining right-of-way designated for retention or removal.
4. **Site Plan.** A site plan showing the precise dimensions and locations of existing and proposed structures, buildings, streets, parking, yards, pathways, open spaces and other public or private facilities. The site plan must also indicate all of proposed site uses or activities to be conducted on the site, with related floor area or calculations of site area to be devoted to such uses.

5. ***Architectural and Sustainable Living Concepts.*** Plans showing architectural concepts of the proposed building, including heights, design, exterior materials of proposed buildings, other structures, fencing and signage and the proposed concepts for sustainable living.
 6. ***Development Schedule.*** A preliminary development schedule, indicating the sequence and timing of development and the priorities of any phased development.
 7. ***Engineering Plans.*** Engineering plans showing site grading, and amount of cut and fill, including finished grades and proposed drainage facilities.
 8. ***Statement Regarding Proposed Research.*** Written statement and illustrations to demonstrate how the project meets the purposes of research for sustainable living, what the specific objectives are, what the proposed institutional arrangements with an educational institution are, and what proposed modifications to the standards and regulations required by this Title are requested. Performance measurements for determining the success of the proposed research must be described and guarantees offered to ensure that the site will be returned to its pre-existing condition if the research fails to meet its objectives.
 9. ***Other Information.*** Any other information deemed necessary by the Director to ascertain if the project meets the required findings for a Sustainable Living Research Facility.
- B. **Required Findings for a Sustainable Living Research Permit.** A Conditional Use Permit may only be approved if all of the following findings are made in addition to the findings required for all Conditional Use Permits:
1. The proposed research and sustainable living concepts may result in development that is demonstratively superior to the development that could occur under the standards applicable to normal development under the General Plan and this Title; of the Sustainable Living Research application or the project submitted for consideration of a Sustainable Living Research Permit;
 2. The proposed research plan and conceptual program for sustainable living will further the goals and policies of the General Plan, and any applicable plan or policies adopted by the City Council; and
 3. The proposed bonding and other guarantees to return the site to pre-existing conditions in the event that the research is not successful are reasonable and sufficient, and will ensure that the City incurs no financial liability if the project fails.

- C. **Factors to be Considered.** In making the determination required by Subsection (b) above, the following factors must be considered:
1. Appropriateness of the proposed sustainability concepts and use(s) at the proposed location.
 2. Creativity in design and use of land.
 3. The mix of uses, housing types, and housing price levels if housing is proposed.
 4. Provision of water supply and wastewater treatment facilities.
 5. Compatibility of uses within the development area.
 6. Public access to proposed research facilities.
 7. Overall contribution to the City's sustainability goals, as expressed in the General Plan.
- D. **Conditions of Approval.** In approving a Conditional Use Permit for a Sustainable Living Research Project, the Planning Commission may impose any reasonable conditions necessary to ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies that the City has adopted; achieve the purposes for a Sustainable Living Research project; or mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

Chapter 17.14 Planned Development District

Sections:

17.14.010	Purpose
17.14.020	Applicability
17.14.030	Procedures
17.14.040	Required Findings
17.14.050	Conditions of Approval
17.14.060	Expiration and Extensions; Modifications

17.14.010 Purpose

The specific purpose of the –PD Planned Development District is to provide for detailed and substantial analysis review of development on land that warrants special review when deviations from the existing development standards are proposed. This District is also intended to provide opportunities for creative development approaches and flexible, performance-oriented standards that will achieve superior community design, environmental preservation, resource protection in the Coastal Zone, and public benefit, in comparison to subdivision and development under the underlying District regulations.

17.14.020 Applicability

- A. **Rezoning Required for Approval of a Planned Development District.** Approval of a Planned Development District can only occur with an amendment to the Official Zoning Map wherein the underlying Zoning District is combined with the –PD District for those lots and parcels identified in the Planned Development application.
- B. **Land Use and Density Regulations.** The land use and density requirements within a – PD Planned Development District will be as provided in the approved –PD District, supplemented by details in an approved use permit for Planned Development.
- C. **Modification of Standards.** The City Council may approve a Planned Development District that deviates from the minimum lot area, yard requirements, building heights, other physical development standards, and land use and density requirements of the underlying Zoning Districts with which it is combined.

- D. **Development Agreement.** A Development Agreement processed pursuant to Chapter 17.54 is required for the approval of a development application within a Planned Development District.

17.14.030 Procedures

- A. **Reference to Rezoning Procedures.** Applications for approval of a Planned Development District will be processed pursuant to Chapter 17.50: Amendments to Zoning Map and Text.
- B. **Reference to Use Permit Procedures.** Applications for approval of a Planned Development use permit will be processed in the same manner as a Conditional Use Permit, pursuant to Chapter 17.46: Common Procedures and Chapter 17.48: Use Permits, although additional information is required to be submitted in order to determine that the intent of the zoning regulations and General Plan are met. It is not required that the Planned Development use permit be processed concurrently with a Planned Development District application and Development Agreement. However, final approval of a use permit for a Planned Development must occur simultaneously with or subsequent to rezoning.
- C. **Decision-Making Body.** The Planning Commission may make a recommendation to the City Council regarding a requested Planned Development District Overlay following a public hearing. The City Council may take action regarding a proposed Planned Development District rezoning following a public hearing. The Planning Commission may grant a Planned Development use permit. The City Council may rezone to a –PD District and approve a Development Agreement in accordance with applicable law.
- D. **Initiation.** An application for a Planned Development District or Planned Development Use Permit may be initiated by the City Council; the Planning Commission; or property owners (or their agents) in the area that is the subject of an application or their agent.
- E. **Preliminary Review.** Before submitting an application for a Planned Development District or Use Permit an applicant must schedule a preliminary review conference pursuant to Chapter 17.46.
- F. **Planned Development District and Use Permit Requirements.** Applications for approval of a Planned Development Permit must contain all of the following information plus any reasonably related additional information required by the Director:
 - 1. **Project Boundaries.** A map showing the proposed project boundaries, the perimeter of the ownership, location and dimensions of any existing property lines and easements within the site, and the location of buildings, roads, parking and open areas.

2. **Topography.** The existing and proposed changes in topography of the site, including the degree of land disturbance, the location of drainage channels or watercourses and the direction of drainage flow.
3. **Utilities, Existing Structures and Trees.** The locations and capacities of existing utilities in the vicinity of the site, and tentative extensions to the site. The location of any existing structures and trees on-site or in the adjoining right-of-way designated for retention or removal.
4. **Site Plan.** A site plan showing the precise dimensions and locations of existing and proposed structures, buildings, streets, parking, yards, pathways, open spaces and other public or private facilities. The site plan must also indicate all of proposed site uses or activities to be conducted on the site, with related floor area or calculations of site area to be devoted to such uses.
5. **Architectural Concepts.** Plans showing architectural concepts of the proposed building, including heights, design, exterior materials of proposed buildings, other structures, fencing and signage.
6. **Development Schedule.** A preliminary development schedule, indicating the sequence and timing of development and the priorities of any phased development.
7. **Open Space Plan.** A proposed open space plan including landscape concept and type of plant materials, recreation area, parking, service and other public area used in common on the property and a description of intended improvements to the open area of the property and provisions for maintenance of open space to be privately owned.
8. **Engineering Plans.** Engineering plans showing site grading, and amount of cut and fill, including finished grades and proposed drainage facilities.
9. **Statement Regarding Compliance with Findings.** Written statement and illustrations to demonstrate how the project meets the required findings, and provides superior community design, environmental preservation, resource protection in the Coastal Zone, and/or public benefit amenities.
10. **Other Information.** Any other information deemed necessary by the Director to ascertain if the project meets the required findings for a Planned Development Permit.

17.14.040 Required Findings

- A. **Required Findings for a Planned Development District.** A –PD District Zoning Amendment can only be approved if all of the following findings are made:
 1. The project meets all of the findings required for a Zoning Map amendment.

2. Development within the proposed –PD District is demonstratively superior to the development that could occur under the standards applicable to the underlying base district as indicated by either the conceptual plans submitted as part of the Planned Development District application or the project submitted for consideration of a Planned Development Permit.
3. The conceptual plans submitted with the application conform in all significant respects with the General Plan, and any applicable plan or policies adopted by the City Council.

B. **Required Findings for a Planned Development Use Permit.** A Planned Development Use Permit can only be approved if all of the following findings are made:

1. The project meets all of the findings required for a use permit, including a finding that the project described in the application, or modified by any condition of approval and conforms in all significant respects with the General Plan, and any applicable plan or policies adopted by the City Council.
2. Development within the –PD District is demonstratively superior to the development that could occur under the standards applicable to the underlying Zoning District, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the approving authority must consider the following factors:
 - a. Appropriateness of the use(s) at the proposed location.
 - b. Creativity in design and use of land.
 - c. The mix of uses, housing types, and housing price levels.
 - d. Provision of units affordable to persons and families of low and moderate income or to lower income households.
 - e. Provision of infrastructure improvements.
 - f. Provision of open space.
 - g. Compatibility of uses within the development area.
 - h. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
 - i. Overall contribution to the enhancement of neighborhood and community character and the environment of Goleta in the long term.

17.14.050 Conditions of Approval

In approving a Planned Development District, the approving authority may impose any condition of approval deemed necessary to:

- A. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies that the City has adopted;
- B. Achieve the general purposes of this Title;
- C. Achieve the findings required for a Planned Development; or
- D. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

17.14.060 Expiration and Extensions; Modifications

Planned Development Use Permits are effective and may be extended or modified as provided for use permits in Chapter 17.48: Common Procedures, subject to the following limitations:

- A. **Tentative Map.** Where a tentative map was approved in conjunction with a –PD District project, the Planned Development Use Permit expires upon the expiration of the tentative map.
- B. **Phased Development.** In the event that the applicant intends to develop the project in phases, and the Planning Commission or City Council, if applicable, approves phased development, the Planned Development Use Permit remains in effect so long as not more than two years lapse between the end of one phase and the beginning of the next phase, unless an extension is approved by the approving authority.

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PART III
OVERLAY DISTRICTS

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Chapter 17.18 – A Airport Environs Overlay District

Sections:

- 17.18.010 Purpose
- 17.18.020 Applicability
- 17.18.030 Use Restrictions
- 17.18.040 Development by Right
- 17.18.050 Regulations for Noise Exposure
- 17.18.060 Regulations for Safety
- 17.18.070 Regulations for Airspace Protection
- 17.18.080 Supplemental Regulations

17.18.010 Purpose

The Airport Environs (AE) Overlay District is intended to comply with the Santa Barbara County Airport Master Plan and Land Use Compatibility Plan, as adopted, and to:

- A. Protect land uses around the Santa Barbara County Airport from potential hazards of airport operations;
- B. Identify a range of uses compatible with airport accident hazard and airport noise exposure;
- C. Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare and to existing and future airport operations; and
- D. Require noise attenuated construction within the airport environs.

17.18.020 Applicability

The standards and regulations of this Chapter apply to all lands within the AE Overlay District as shown on the Official Zoning Map. Regulations in the AE Overlay District modify and supplement the underlying Zoning District regulations. Within the AE Overlay District, noise impact zones, airport safety zones, and air-space protection zones apply. Where a proposed use, building, or land is impacted by more than one zone, the use, building and/or land must conform to the requirements of all applicable zones. Where zones impose conflicting requirements, the most restrictive of the requirements must apply.

17.18.030 Use Restrictions

No use may be made of land or water within the AE Overlay District in such a manner that would:

- A. Create a “Hazard to Air Navigation” as determined by the Federal Aviation Administration (FAA);
- B. Result in glare in the eyes of pilots using the airport;
- C. Make it difficult for pilots to distinguish between airport lights and others;
- D. Impair visibility in the vicinity of the airport;
- E. Create steam or other emissions that cause thermal plumes or other forms of unstable air;
- F. Create electrical interference with navigation signals or radio communication between the airport and aircraft;
- G. Create an increased attraction for wildlife which could pose bird strike hazards to aircraft in flight; or
- H. Otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

17.18.040 Development by Right

Nothing in this Chapter prohibits:

- A. Construction of a single-family home, and a second unit, outside of Safety Zone 1, on a legal lot of record as of the date of adoption of this Title if such use is permitted in the underlying zoning district.
- B. Lot line adjustments provided that new developable parcels would not be created and the resulting intensity or density of the affected property would not exceed the applicable criteria indicated in the Table 17.18.060.A.
- C. The construction of buildings, the development of facilities, and the establishment of uses other than residential uses in a permanent building or facility, within the “aviation” area, as defined on the FAA’s “approved conditionally” Airport Layout Plan, which are determined “airport-supporting” by the Airport Manager or City Council. Crew quarters in a permanent building or facility may be allowed with Conditional Use Permit approval.
- D. Uses and facilities in place at the adoption of this Title within the “aviation” area as defined on the FAA’s “approved conditionally” Airport Layout Plan.

17.18.050 Regulations for Noise Exposure

A. **Noise Exposure – Compatibility Criteria.** In regard to noise exposure levels, land uses are classified as being either “normally compatible”, “conditional” or “incompatible” as defined below. All land uses are compatible at noise exposure less than indoor community noise equivalent level (CNEL) of 55 decibels (dB).

1. ***Normally Compatible.***

- a. *Indoor Uses:* Either the activities associated with the land use are inherently noisy or standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor CNEL; for land use types that are compatible because of inherent noise levels, sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of CNEL 50 dB.
- b. *Outdoor Uses:* Except as noted in the table, activities associated with the land use may be carried out with minimal interference from aircraft noise.

2. ***Conditionally Compatible.***

- a. *Indoor Uses:* Building structure must be capable of attenuating exterior noise to the indoor CNEL indicated by the maximum decibel exposure established for the column in the table for which a “C” conditionally compatible standard is established.
- b. *Outdoor Uses:* Caution must be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. The most common types of noise-sensitive land uses include without limitation: residential, hospitals, nursing facilities, intermediate care facilities, educational facilities, libraries, museums, public assembly, child-care facilities, and certain types of passive recreational parks and open space.

3. ***Incompatible.***

- a. *Indoor Uses:* This designation signifies unacceptable noise interference if windows are open; at exposures above CNEL 65 dB, extensive mitigation techniques must be required to make the indoor environment acceptable for performance of activities associated with the land use.

- b. *Outdoor Uses:* This designation signifies that severe noise interference will makes the outdoor environment unacceptable for performance of activities associated with the land use, so extensive mitigation techniques must be required to make the indoor environment acceptable for performance of activities associated with the land use.

B. Noise Exposure – Land Use Compatibility. Table 17.18.050 below describes the compatibility of various land uses within the Noise Impact Zones as shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted. Land uses not specifically listed in Table 17.18.050 must be evaluated by the Zoning Administrator based on the criteria for the most similar comparable use.

1. The “Conditional Criteria” column lists the criteria to be met by uses listed as “conditional”. The individual letters refer to criteria listed at the end of the table.
2. When a proposed building lies within multiple CNEL range zones (e.g., partly in 60 to 65) dB and partly in 65 to 70 dB), the higher range zone applies for the purposes of determining sound attenuation requirements unless less than 25 percent of the building floor area is within that zone. In such case, the lower range zone may be used.

TABLE 17.18.050: LAND USE COMPATIBILITY BY NOISE EXPOSURE LEVEL						
✓ = <i>Compatible</i>	C = <i>Conditionally Compatible</i>			x = <i>Incompatible</i>		
<i>Land Use</i>	<i>Exterior Noise Exposure (CNEL dB)</i>					<i>Conditional Criteria</i>
	<i>55-60</i>	<i>60-65</i>	<i>65-70</i>	<i>70-75</i>	<i>75-80</i>	
Outdoor Uses (limited or no activities in buildings)						
Natural Land Areas: woods, brush lands, desert	✓	C	C	C	x	A
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land	✓	✓	✓	✓	C	A
Livestock Uses: feed lots, stockyards, breeding, horse stables	C	C	C	C	x	A
Park and Recreation Facilities: parks, playgrounds, athletic fields, tennis courts, picnic areas	✓	✓	C	x	x	A
Cemeteries	✓	✓	C	C	x	A

TABLE 17.18.050: LAND USE COMPATIBILITY BY NOISE EXPOSURE LEVEL						
✓ = Compatible	C = Conditionally Compatible			x = Incompatible		
Land Use	Exterior Noise Exposure (CNEL dB)					Conditional Criteria
	55-60	60-65	65-70	70-75	75-80	
Residential and Lodging Uses						
Single Unit Dwelling: individual dwellings, townhouses, mobile homes,	C/40	C/45	x	x	x	
Multiple Unit Dwelling; Group Residential; Mobile Home Parks; Residential Care Facility; Transitional Housing; Live/Work Units	C/40	C/40	x	x	x	
Lodging: hotels, motels, bed and breakfast	✓	C/45	x	x	x	
Public and Semi-Public Uses						
Colleges and Trade Schools; Schools	✓	C/45	C/45	x	x	
Public Assembly; Commercial Entertainment; Emergency Homeless Shelters	✓	C/45	C/45	C/45	x	
Family Day Care (≤14 children)	✓	C/45	x	x	x	
Hospitals and Clinics; Skilled Nursing Facilities	✓	C/45	C/45	x	x	
Libraries	✓	C/45	x	x	x	
Commercial, Office and Service Uses						
Automobile/Vehicle Sales and Services	✓	✓	✓	C/50	x	
Eating/Drinking Establishments: Restaurants, Drive-Thru, Bars/Clubs/Lounges	✓	✓	C/50	C/50	x	B
Offices: Business, Professional and Technology, Medical and Dental, Walk-In Clientele, office space associated with other listed uses	✓	✓	C/50	C/50	x	
Personal Services	✓	✓	C/50	C/50	x	
Retail Sales: Large Format Retail	✓	✓	C/50	C/50	x	B

TABLE 17.18.050: LAND USE COMPATIBILITY BY NOISE EXPOSURE LEVEL						
✓ = Compatible	C = Conditionally Compatible			x = Incompatible		
Land Use	Exterior Noise Exposure (CNEL dB)					Conditional Criteria
	55-60	60-65	65-70	70-75	75-80	
Retail Sales: Convenience Retail, General Retail	✓	✓	C/50	C/50	x	B
Wholesale Sales: furniture, automobiles, heavy equipment, lumber yards, nurseries	✓	✓	C/50	C/50	x	
Industrial, Manufacturing, and Storage Uses						
General Industrial	✓	✓	✓	✓	✓	
Light Industrial	✓	✓	✓	C/50	C/50	
Outdoor Storage	✓	✓	✓	✓	C/50	C
Oil and Gas Facilities	✓	✓	✓	✓	✓	C
Research & Development	✓	✓	C/50	C/50	x	
Vehicle /Equipment Facilities	✓	✓	✓	C/50	x	
Wholesale Trade, Warehouse, Storage, and Distribution	✓	✓	✓	C/50	✓	
Transportation, Communication, and Utilities						
Utilities	✓	✓	✓	✓		C
Conditional Criteria:						
A. Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.						
B. Outdoor dining or gathering places incompatible above 70 dB CNEL.						
C. Sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces sufficient to reduce exterior noise to an interior maximum of 50 dB CNEL.						

C. **Single-Event Noise Levels:** Single-event noise levels must be considered when evaluating the compatibility of highly noise-sensitive land uses, such as residences, schools, libraries, and outdoor theaters. Susceptibility to speech interference and sleep disturbance are among the factors that make certain land uses noise sensitive. Single-event noise levels are especially important in areas that are regularly overflowed by aircraft, but that do not produce significant CNEL contours (helicopter overflight areas are a particular example). Existing and planned flight patterns for Santa Barbara County Airport must be considered in the review process. The Zoning Administrator may require acoustical studies or on-site noise measurements to assist the Planning Commission in determining the compatibility of sensitive uses.

D. **Maximum Acceptable Interior Noise Levels.** Land uses for which interior activities may be easily disrupted by noise must comply with the following maximum, aircraft-related, interior noise level criteria.

1. CNEL 40 dB in any habitable room of single- or multi-family residences.
 2. CNEL 45 dB for: hotels, motels, and other lodging; hospitals and nursing homes; places of worship, meeting halls, theaters, and mortuaries; and schools, libraries, and museums.
 3. CNEL 50 dB in offices and office areas of industrial facilities.
- E. **Residential Interior Noise Level Reduction.** New dwellings exposed to CNEL above 60 dB must incorporate the following noise reduction design measures unless alternative designs that achieve and maintain an interior noise level of CNEL 40 dB are incorporated and verified by a Board Certified Acoustical Engineer.
1. All facades must be constructed with substantial weight and insulation;
 2. Sound-rated windows providing noise reduction performance similar to that of the façade must be included for habitable rooms;
 3. Sound-rated doors or storm doors providing noise reduction performance similar to that of the façade must be included for all exterior entries;
 4. Acoustic baffling of vents is required for chimneys, fans, and gable ends;
 5. Installation of a mechanical ventilation system affording comfort under closed-window conditions; and
 6. Double-stud construction, double doors, and heavy roofs with ceilings of two layers of gypsum board on resilient channels.

17.18.060 Regulations for Safety

- A. **Safety Zones.** There are six Safety Zones that apply to the Santa Barbara County Airport as shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted:
1. Zone 1 – Runway Protection Zone
 2. Zone 2 – Inner Approach/Departure Zone
 3. Zone 3 – Inner Turning Zone
 4. Zone 4 – Outer Approach/Departure Zone
 5. Zone 5 – Sideline Zone
 6. Zone 6 – Traffic Pattern Zone

- B. **Development Standards.** Table 17.18.060(A) below describes the development standards for all development within the Airport Safety Zones as shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted. Additional standards follow the Table.

TABLE 17.88.060(A): DEVELOPMENT STANDARDS - AIRPORT SAFETY ZONES						
<i>Standard</i>	<i>Safety Zones</i>					
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Maximum Lot Coverage (% of site)	0	50	60	70	70	100
Non-Residential Development						
Maximum Site-Wide Average Intensity (people/acre)	0	60	100	100	150	No Limit
Maximum Single-Acre Intensity (people/acre)	n/a	75-90	150-200	150-200	225-300	No Limit
Rural Development						
Maximum Nonresidential Intensity (people/acre)	10	60	120	150	150	No Limit
Residential Development						
Maximum Single-Acre Density (units/acre)	n/a	n/a	20	25	n/a	n/a

1. ***Intensity Calculation.***

- a. *Non-Residential Development.* The calculation of the maximum intensity of development must include all people (e.g., employees, customers/visitors) who may be on the property at any single point in time, whether indoors or outdoors. The Zoning Administrator may make exceptions for rare special events (e.g., an air show at the airport) for which a facility is not designed and normally not used and for which extra safety precautions can be taken as appropriate.
- b. *Residential Development.*
 - (1) The maximum allowable residential densities are intended to include density bonuses and any other bonuses or allowances that the City may provide for affordable housing developed in accordance with applicable law. The overall density of a development project, including any bonuses or allowances, must comply with the allowable density criteria in Table 17.18.060(A).
 - (2) Second units are excluded from density calculations.
- c. *Mixed-Use Development.*

- (1) Where the residential and nonresidential uses are proposed to be situated on separate parts of the project site, the project must be evaluated as separate developments. The residential density must be calculated with respect to the area(s) to be devoted to residential development and the nonresidential intensity calculated with respect to the area(s) proposed for nonresidential uses.
- (2) Development in which residential uses are proposed to be located in conjunction with nonresidential uses in the same or nearby buildings on the same site must meet both residential density and non-residential intensity criteria. The number of dwelling units must not exceed the density limits indicated in Table 17.18.060(A). Additionally, the normal occupancy of the residential portion must be added to that of the nonresidential portion and the total occupancy must be evaluated with respect to the non-residential usage intensity criteria cited in Table 17.18.060(A).

C. **Airport Safety – Compatibility Criteria.** For airport safety, land uses are classified as being either “normally compatible,” “conditional” or “incompatible” as defined below.

1. **Normally Compatible.** Normal examples of the use are compatible under the presumption that usage intensity and maximum lot coverage criteria in Table 17.18.060(A) will be met. A typical example may require review to ensure compliance with usage intensity and lot coverage criteria. Noise, airspace protection, and/or overflight limitations may apply.
2. **Conditional.** Use is compatible if indicated Floor Area Ratio (FAR), Lot Coverage, and other listed conditions are met.
3. **Incompatible.** Use must not be permitted under any circumstances.

D. **Airport Safety – Land Use Compatibility.** Table 17.18.060(C) below describes the compatibility of various land uses within the Airport Safety Zones as shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted. Land uses are classified as being either “normally compatible,” “conditionally compatible” or “incompatible.”

1. Land uses not specifically listed in Table 17.18.060(C) must be evaluated by the Zoning Administrator based on the criteria for the most similar comparable use.
2. “(A)” letters in Table cells refer to criteria to be met by uses listed as “conditional”. The individual letters refer to criteria listed at the end of the table.

TABLE 17.18.060(C): LAND USE COMPATIBILITY - AIRPORT SAFETY ZONES						
✓ = Compatible		C = Conditionally Compatible			x = Incompatible	
Land Use	Safety Zones					
	1	2	3	4	5	6
Outdoor Uses (limited or no activities in buildings)						
Natural Land Areas: woods, brush lands, desert	C	✓	✓	✓	✓	✓
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land	C	✓	✓	✓	✓	✓
Livestock Uses: feed lots, stockyards, breeding, horse stables	C	✓	✓	✓	✓	✓
Park and Recreation Facilities: parks, playgrounds, athletic fields, tennis courts, picnic areas	C	✓	✓	✓	✓	✓
Cemeteries	x	C	C	✓	✓	✓
Residential and Lodging Uses						
Single Unit Dwelling: individual dwellings, townhouses, mobile homes	x	x	C (A)	C (A)	x	✓
Multiple Unit Dwelling; Group Residential; Mobile Home Parks; Residential Care Facility; Transitional Housing; Live/Work Units	x	x	C (B)	C (B)	x	✓
Lodging (≤ 30 nights): hotels, motels, bed and breakfast	x	C	C	C	C	✓
Public and Semi-Public Uses						
Colleges and Trade Schools; Schools	x	x	C (C)	C (C)	x	✓
Family Day Care (≤14 children)	x	x	C (D)	C (D)	x	✓
Public Assembly; Commercial Entertainment; Emergency Homeless Shelter	x	x	x	x	x	C
Hospitals and Clinics; Skilled Nursing Facilities	x	x	C (C)	C (C)	✓	✓
Commercial Uses						
Retail Sales: Large Format Retail	x	C	C	C	C	✓
Retail Sales: Convenience Retail, General Retail	x	C	C	C	C	✓
Eating/Drinking Establishments: Restaurants, Drive-Thru, Bars/Clubs/Lounges	x	x	C	C	C	✓

TABLE 17.18.060(C): LAND USE COMPATIBILITY - AIRPORT SAFETY ZONES						
✓ = <i>Compatible</i>		C = <i>Conditionally Compatible</i>			x = <i>Incompatible</i>	
<i>Land Use</i>	<i>Safety Zones</i>					
	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>
Wholesale Sales: furniture, automobiles, heavy equipment, lumber yards, nurseries	x	C	C	C	C	✓
Offices: Business, Professional and Technology, Medical and Dental, Walk-In Clientele, office space associated with other listed uses	x	C	C	C	C	✓
Personal Services	x	C	C	C	C	✓
Automobile/Vehicle Sales and Services	x	C	✓	✓	✓	✓
Industrial Uses						
Vehicle /Equipment Facilities	x	C	✓	✓	✓	✓
General Industrial	x	C	C	C	C	✓
Light Industrial	x	C	C	C	C	✓
Research & Development	x	C	C	C	C	✓
Wholesale Trade, Warehouse, Storage, and Distribution	x	C (E)	C (E)	C (E)	C (E)	✓
Outdoor Storage	x	C	✓	✓	✓	✓
Oil and Gas Facilities	x	x	C	C	x	✓
Transportation, Communication, and Utilities						
Utilities	x	x	C	C	x	C
Conditional Criteria: A. 10 percent of site must meet open land criteria. B. 15 percent of site must meet open land criteria. C. No new site or land acquisition for Schools, Public or Private, K-12 or Hospitals and Clinics. D. Allowed only in existing Residential Districts. E. Hazardous Materials prohibited.						

17.18.070 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 the Code of Federal Regulations (CFR) Part 77, Subpart C, *Objects Affecting Navigable Airspace*. Additionally, where an FAA aeronautical study of a proposed object is required in accordance with CFR Part 77, Subpart C, the results of that study must be taken into account by the decision-maker.

1. **Maximum Height.**
 - a. Except as provided below, no object, including a mobile or temporary object such as construction crane, must have a height that would result in penetration of any obstruction surface depicted for Santa Barbara County Airport in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted.
 - 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 CFR Part 77.
2. **Exception.** Outside the primary surface and the approach or transitional surfaces, no object must be limited to a height of less than 35 feet above the ground even if the object would penetrate an CFR Part 77 surface and thus constitute an obstruction.

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 an of the following height standards:

1. 200 feet above ground level.
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.

17.18.080 Supplemental Regulations

A. **Aviation Easement Dedication.** An aviation easement must be dedicated to the City for the following development:

1. Any residential development within the CNEL 55 dB contour shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted.
2. Any residential or nonresidential development within Safety Zones 1 through 5 as shown in the Santa Barbara County Airport Land Use Compatibility Plan, as adopted.
3. Any residential or nonresidential development within an area beneath a transitional surface or the inner 10,000 feet of an approach surface.

B. **Overflight Notification.** If no aviation easement is otherwise provided, residential development within the primary or secondary overflight area indicated in the Santa Barbara County Airport Land Use Compatibility Plan as adopted, an overflight notification consistent with the following standards must be recorded.

1. The notification must contain the following language, as dictated by applicable law, with regard to real estate transfer disclosure:
 - a. *Notice of Airport in Vicinity:* This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.
2. The notification must be made evident to prospective purchasers of the property and must appear on the property deed.

**Chapter 17.19 – AH Affordable Housing Overlay
District (Reserved)**

This Chapter will be prepared concurrently with the Housing Element Update.

Chapter 17.20 – MP Master Plan Overlay District

Sections:

17.20.010	Specific Purposes
17.20.020	Applicability and Zoning Map Designator
17.20.030	Land Use Regulations
17.20.040	Development Standards
17.20.050	Initiation
17.20.060	Required Plan and Materials
17.20.070	Minimum Lot Size; Maximum Number of Dwelling Units
17.20.080	Approval of a Master Plan
17.20.090	Amendments to Adopted Master Plan
17.20.100	Expiration and Renewal; Changed Plans
17.20.110	Development Plan Review

17.20.010 Specific Purposes

The specific purposes of the MP Master Plan Overlay District are to:

- A. Ensure orderly planning for the development of large, non-subdivided areas of the City with unique characteristics, consistent with the General Plan;
- B. Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage patterns;
- C. Avoid premature or inappropriate development that would result in incompatible uses or create public service demands exceeding the capacity of existing or planned facilities; and
- D. Promote sensitive site planning and design.

The MP Master Plan Overlay District is a proactive designation by the City to promote orderly, well-planned development and avoid piece-meal subdivisions of land.

17.20.020 Applicability and Zoning Map Designator

The MP Master Plan Overlay District may be combined with any Zoning District and applied to an area at least five acres in size. Each MP Master Plan Overlay District must be shown on the Zoning Map by adding an "-MP" designator to the Zoning District designation and a Master Plan must be required for all development, consistent with the provisions of Sections 17.20.060.

17.20.030 Land Use Regulations

Land use regulations must be those of the underlying Zoning District with which the MP District is combined, provided that no new or expanded use requiring a use permit may be approved unless it has been approved as a part of the Master Plan.

17.20.040 Development Standards

Development standards must be those of the underlying Zoning District with which an MP District is combined, unless modified as a part of an approved Master Plan. No subdivision of land is permitted, except in accord with an approved Master Plan and applicable law.

17.20.050 Initiation

A Master Plan may be initiated by the City Council or the Planning Commission or by a petition of property owners under the procedures established by Chapter 17.56. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership must be submitted with the application.

17.20.060 Required Plan and Materials

Each Master Plan must set forth the area within the Master Plan boundaries a specific land use and circulation system concept that is consistent with the General Plan and the Subdivision Map Act, as adopted by this Code, compatible with the environment, and capable of being served by existing and planned public facilities and utilities. The following plans and materials must be submitted, provided that the Zoning Administrator may waive submission of items deemed unnecessary:

- A. A map showing proposed Master Plan boundaries and the relationship of the area to uses and structures within a 300-foot radius of the plan area boundaries.
- B. A map of the Master Plan area showing sufficient topographical data to indicate clearly the character of the terrain, and the type, location, and condition of mature trees and other natural vegetation.

- C. A site plan indicating the existing and proposed uses, building locations, gross floor area, lot coverage, height, parking and density, and a circulation plan.
- D. A preliminary development schedule indicating sequence and timing of development.
- E. Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts.
- F. A preliminary soils engineering report including but not limited to data regarding the nature, distribution, and strengths of existing soils; conclusions and recommendations for grading procedures; design criteria for any identified corrective measures; and opinions and recommendations covering the adequacy of sites to be developed. The investigation must be compiled by a California-registered soils or geotechnical engineer and must be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved soils or geotechnical engineer, at the discretion of the City Engineer.
- G. A geology report including but not limited to the surface and sub-surface geology of the site; degree of seismic hazard; conclusions and recommendations regarding the effect of geologic conditions on the proposed development; opinions and recommendations covering the adequacy of sites to be developed; and design criteria to mitigate any identified geologic hazards. The investigation and report must be compiled by a California-registered geologist or engineering geologist and must be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved geologist or engineering geologist, at the discretion of the City Engineer.
- H. A drainage report including, without limitation, to the hydrologic conditions on the site and hydraulic characteristics of the floodway or wash; possible flood inundation with existing development and with future development under the General Plan; downstream flood hazards, including cumulative impacts of development in the drainage basin; natural drainage courses; the capacity and location of existing and proposed drainage facilities; conclusions and recommendations regarding the effect of hydrologic conditions on the proposed development and the proposed drainage system; opinions and recommendations covering the adequacy of the site to be developed; and design criteria to mitigate any identified drainage related hazards, including cumulative impacts consistent with these regulations. Furthermore, this report must account for drainage course morphology, all runoff and debris from tributary areas, and must provide consideration for each lot or dwelling unit site. The investigation and report must be compiled by a California-registered civil engineer experienced in hydrology and hydraulic investigation and must be subject to approval of the City Engineer. The applicant may be required to provide a second opinion from a City-approved civil engineer, at the discretion of the City Engineer.

17.20.070 Minimum Lot Size; Maximum Number of Dwelling Units

The Planning Commission may approve a Master Plan including lots smaller than those required by the Zoning District, but must not approve a total number of dwelling units in a subdivision greater than permitted by the General Plan density limitations. Restrictions on the number of dwelling units permitted must be recorded with a final subdivision.

17.20.080 Approval of a Master Plan

- A. **General Procedures.** An application for approval of a Master Plan must be processed as a Zoning Map Amendment in accord with the provisions of Chapter 17.56.
- B. **Required Findings.** In addition to the findings required by Chapter 17.56, the Planning Commission and City Council must find that the proposed Master Plan:
 - 1. Conforms to the General Plan;
 - 2. Offers the potential for superior community design and environmental preservation in comparison with subdivision and development under the underlying Zoning District regulations;
 - 3. Substantially complies with the land use and development regulations of the underlying Zoning District and does not significantly alter the regulations; and
 - 4. Can be adequately, reasonably, and conveniently served by public services, utilities, and public facilities.
- C. **Amended Zoning Map Designator.** Adopted Master Plans must be indicated on the Zoning Map by adding a number to the "-MP" designator based on order of adoption and reference to the ordinance approving the Master Plan.

17.20.090 Amendments to Adopted Master Plan

Procedures for an amendment to an adopted Master Plan must be initiated in the same manner as an application for a Zoning Map amendment prescribed by Chapter 17.56.

17.20.100 Expiration and Renewal; Changed Plans

- A. **Expiration.** A Master Plan becomes void two years following the date of approval, unless actions specified in the conditions of approval have been taken or unless the original approval was for a stated period longer than two years.
- B. **Renewal.** An approved Master Plan may be renewed for a period approved by the Planning Commission after a duly-noticed public hearing. Application for renewal must be made in writing between 30 and 60 days before lapse of the original approval.

- C. **Modified Plans.** A request for change boundaries of a Master Plan or modifications that are determined not to be minor in scope by the Zoning Administrator, must be treated as a new application for a Zoning Map amendment.
- D. **Minor Modifications of Approvals.** The Zoning Administrator may approve minor modifications to approved plans that are consistent with the original findings and conditions approved that would not intensify any potentially detrimental effects of the project.

17.20.110 Development Plan Review

Plans for a project requiring a Master Plan must be accepted for Design Review Permits only if they are consistent with an approved Master Plan and with all other applicable requirements of this Code.

Chapter 17.21 – SC Scenic Corridor Overlay District

Sections:

17.21.010	Purpose
17.21.020	Applicability
17.21.030	Excavations and Grading Requirements
17.21.040	Development Standards
17.21.050	Building Design Standards
17.21.060	Landscaping
17.21.070	Lighting

17.21.010 Purpose

The Scenic Corridor (-SC) Overlay District is intended to protect the health, safety, and welfare of residents of the City by establishing regulations and standards for managing the development of hillside and scenic areas, consistent with the General Plan. The specific purposes of the Scenic Corridor Overlay District are to:

- A. Recognize and preserve the unique and valuable scenic and historic resources that reflect the cultural and historical heritage of Goleta;
- B. Ensure that new development is designed to preserve and protect important natural features and scenic resources;
- C. Protect views to and along the ocean and scenic coastal areas and minimize the alteration of natural land forms;
- D. Protect public health and safety by minimizing hazards, including soil erosion and fire danger associated with development on hillsides;
- E. Conserve the City's open spaces and significant natural features;
- F. Respect natural features in the design and construction of hillside development; and
- G. Design hillside development to be sensitive to existing terrain, views, and significant natural landforms and features.

17.21.020 Applicability

The provisions of this Chapter apply to those lots and locations on public roads, trails, parks open spaces, and beaches that serve as vantage points for viewing scenic resources and identified in the General Plan on the following Corridors:

- A. U.S. 101
- B. Cathedral Oaks Road
- C. Hollister Avenue
- D. Los Carneros Road
- E. Fairview Avenue
- F. Calle Real

In addition to the requirements of the underlying Zoning District(s), the requirements of this Chapter apply to all new construction, additions, alterations, or expansions to existing buildings, parking lots or vehicular storage areas, unless explicitly exempted. In the event of a conflict between the provisions of this Chapter and any underlying base district, the most restrictive provisions must apply.

17.21.030 Excavations and Grading Requirements

The following requirements must be in addition to all other requirements which may, from time-to-time, be adopted by the City in various building and engineering regulations, unless such regulations specifically repeal or state they supersede the standards of this Section.

- A. Grading and excavations must result in the minimal disturbance feasible to the terrain and natural land features.
- B. Existing trees and native vegetation must be retained to the extent possible to stabilize hillsides, open spaces, and breaches, and to reduce erosion and to preserve the natural scenic beauty of the area.
- C. Grading plans must to the extent feasible balance cut and fills on site so that the import and export of materials for development is minimized.
- D. All areas of the site not under structures with a final slope greater than 15 percent must be left uncovered by impervious surface and may be disturbed only as may be necessary to develop the site.
- E. Final contours and slopes of a site must generally reflect existing landforms and be compatible with existing grades on adjoining property.

- F. Slopes created by grading of the site must not exceed 30 percent.
- G. The outside corners or edges of all cut and fill slopes except at the tops of slopes must be rounded to eliminate the sharp corners and must have a minimum curvature of radius of at least five feet.
- H. Exceptions to the standards of this Subsection may be approved by the Planning Commission if the following findings are made:
 - 1. The project design alternative substantially meets the purposes of the Scenic Corridor Overlay District; and
 - 2. The project incorporates alternative design solutions that minimize grading, retain more of the project site in its natural state, minimize visual impacts, protect significant trees, or protect natural resources and result in a demonstrably superior project designed with greater sensitivity to the natural setting and compatibility with nearby structures.

17.21.040 Development Standards

- A. **General Site Planning Standards.** Each structure must be located in the most accessible, least visually prominent, and where applicable, most geologically stable portion or portions of the site, and at the lowest feasible elevation. Structures must also be aligned with the natural contours of the site. Siting structures in the least prominent locations is especially important on sites where the high visibility of construction should be minimized by placing structures so that they will be screened by existing vegetation, depressions in topography, or other natural features.
- B. **Height Limits.** A proposed structure must comply with the setback requirements of the underlying Zoning District and the following:
 - 1. **Overall Height Limit.** The maximum overall height of a structure cannot exceed a height of 35 feet, measured from the lowest elevation on the site where the structure touches finished grade, to the highest point of the roof, unless a low height limit applies in the underlying Zoning District.
 - 2. **Hillside Lots: Downhill Building Face.** The downslope building face on a hillside lot must have a maximum height of 20 feet from finished grade with a minimum setback of five feet from that building face to the next highest story.
 - 3. **Upper-story setbacks.** All buildings fronting on a designated scenic corridor must be designed with minimum upper-story setbacks above 25 feet of 10 feet from the front setback line.
- C. **Natural State.** A minimum area of 30 percent of the lot area plus the percentage figure of average slope, not to exceed a maximum of 85 percent, must remain in its natural state.

- D. **Site Access, Driveways.** Each driveway must follow natural terrain contours to the maximum extent feasible to minimize grading, and also must comply with the following standards. The finished grade of a driveway must conform to the finished grade of the lot, but in no case must exceed an average grade of 18 percent.
- E. **Retaining Walls.** Large retaining walls in a uniform plane must be avoided. Retaining walls must be divided into terraces with variations in plane and include landscaping to break up the length of walls and to screen them from view. No retaining wall located in the front or rear yard area must be higher than six feet, and must incorporate a three foot recessed offset feature every 30 feet, or other methods of articulation.
- F. **Parking Front Setback Adjustment in Hillside Areas.** In order to reduce grading in hillside areas, required parking (including a private garage) may be located, at the discretion of the Zoning Administrator, as close as five feet to the street property line provided that portions of the dwelling and accessory structures other than the garage must comply with the setback requirements of the underlying Zoning District.

17.21.050 Building Design Standards

- A. **Articulation.** The apparent size of exterior wall surfaces visible from off the site must be minimized through the use of single-story elements, bays, recesses, stepbacks, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.
- B. **Foundation Design.** The use of multi-level foundations (floor levels separated by a minimum of four feet) must be the standard design for residential structures unless an alternative design, with less grading, is approved through the design review process as more appropriate for the site.
- C. **Underfloors.** Areas between the lowest floor and finished grade must not exceed six feet in height and must be completely enclosed with fire-retardant materials to prevent exposure to wildfire hazard.

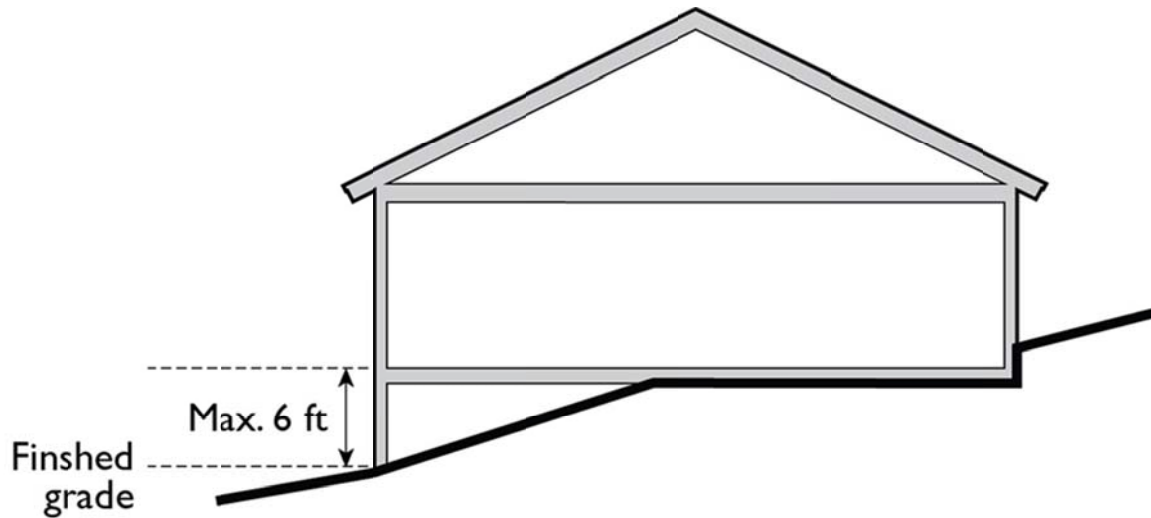


FIGURE 17.21.050.C: UNDERFLOORS

- D. **Decks.** No portion of the walking surface of a deck with visible underpinnings must exceed a height of six feet above grade. Decks must be integrated into the architecture of the house, and not appear as an add-on to the primary building mass.
- E. **Colors and Materials.** A mixture of materials and color must be used to blend structures with the natural appearance of the site:
1. **Color/Tones:** Earth tones, based on where the site is located, must be used for building walls and roofs so that structures appear to blend in with the natural terrain.
 2. **Materials:** Exterior finish materials must be appropriate for the architectural style of the structure and compatible with the environment.
 3. In areas of potential high fire hazard, exterior building materials must be fire-retardant.

17.21.060 Landscaping

- A. **Required Landscaping.** Landscaping must be provided for the following:
1. Retaining walls over four feet in height, accessory structures, and buildings visible from a downslope;
 2. Parking areas in multiple residential or nonresidential developments; and

3. Slope stabilization for all cut, fill, and natural slopes of three feet or more in vertical height with deep-rooted plants.
- B. **Fire Hazards.** Fire-resistant, drought-tolerant species must be used where appropriate to reduce fire hazards.
- C. **Installation and Maintenance.** Landscaping must be installed and maintained consistent with the regulations of Chapter 17.34, Landscaping.

17.21.070 Lighting

- A. Outdoor lighting should following the following standards:
1. Fixtures should be fully shielded fixtures;
 2. Fixtures should be positioned so that light is not visible above the horizontal plane of the fixture; and
 3. Motion sensor and timers must be used to keep lights off when not in use.
- B. **Installation and Maintenance.** Lighting must be installed and maintained consistent with the regulations of Chapter 17.35, Lighting.

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PART IV
USE CLASSIFICATIONS

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RESIDENTIAL USES.**Residential Housing Types:**

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 “duplex” if there are only two units.

Duplex. A single building on a lot that contains two dwelling units, each designed for occupancy by one household.

Multiple Unit Dwelling. Three or more dwelling units within a single building or within two or more buildings on a site or lot. Types of multiple-unit dwellings include garden apartments, senior housing developments, and multi-story apartment buildings. This classification includes transitional housing in a multiple-unit format. The classification is distinguished from and excludes Group Residential Facilities.

Secondary Living 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.

Family Day Care. A day-care facility licensed by the State of California that is located in a single-unit residence or other dwelling 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.

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.

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.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes clean and sober facilities, rooming and boarding houses, dormitories and other types of organizational housing, farmworker housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels and Residential Care Facilities.

Mobile Home Parks. 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.

Residential Facility, Assisted Living. A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, with or without kitchen facilities, and common areas and facilities. The residents in these facilities require varying levels of assistance. Classification excludes Group Residential and Residential Care Facilities.

Residential Care Facilities. 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 Transitional Housing and Social Service Facilities.

Large. A facility providing care for more than six persons.

Small. A facility providing care for six or fewer persons.

Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which can be no less than six months.

PUBLIC/SEMI-PUBLIC USES:

Cemetery. Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

Colleges and Trade Schools, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management

training, technical and trade schools, but excludes personal instructional services such as music lessons.

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.

Cultural Institutions and Facilities. A facility engaged in activities to serve and promote aesthetic and educational interest in the community that are open to the public on a regular basis. This includes performing arts centers for theater, music, dance, and events; spaces for display or preservation of objects of interest in the arts or sciences; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens. This does not include schools or institutions of higher education providing curricula of a general nature.

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.

Emergency Shelters and Facilities. Emergency shelter means 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.

Government Buildings. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Utilities, Major).

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinarians and animal hospitals (see Animal Care, Sales, and Services).

Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic

services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

Skilled Nursing Facility. A facility or a distinct part of a hospital that provides continuous skilled nursing care and supportive care to patients whose primary need is for the availability of skilled nursing care on an extended basis. It provides 24-hour inpatient care and, as a minimum, includes physician, nursing, dietary, pharmaceutical services and an activity program. Intermediate care programs that provide skilled nursing and supportive care for patients on a less than continuous basis are classified as skilled nursing facilities.

Park and Recreation Facilities. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

Parking, Public or Private. Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is not incidental to another on-site activity.

Public Assembly. A facility for public or private meetings including community centers, banquet centers, facilities for live theater; religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

Schools, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Facilities providing a variety of supportive services for disabled and homeless individuals and other targeted groups on a less-than-24-hour basis. Examples of services provided are counseling, meal programs, personal storage lockers, showers, instructional programs, television rooms, and meeting spaces. This classification is

distinguished from licensed day care centers (see Day Care Center), clinics (see Clinics), and emergency shelters providing 24-hour or overnight care (see Emergency Shelter).

Sustainable Living Research Facility. A facility for research into opportunities for sustainable alternatives to conventional development, undertaken by private organizations or individuals in partnership with educational institutions. Such research may include, without limitation, modifications to existing standards related to alternative building materials, cluster development, on-site water systems, stormwater management, onsite food and goods production, permaculture, natural building, and biodynamic farming, onsite water production and wastewater treatment and disposal, and onsite sales of good produced onsite.

COMMERCIAL USES:

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Animal Sales and Grooming. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

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.

Veterinary Services. Veterinary services for small animals. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kennels.

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, recreational vehicles, light duty trucks, vans, trailers, and motorcycles, including the following:

Auction. A facility that sells new or used automobiles and other vehicles through a bidding process.

Automobile Rentals. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

New. Sales or leasing of new automobiles and trucks by new car dealers, including previously owned automobiles, and sales of parts and accessories, storage, and incidental maintenance and repair.

Used. Sales or leasing of previously owned automobiles and trucks by car dealer not affiliated with new car manufacturers.

Motorcycles. Sales of motorcycles or similar vehicles, such as motor scooters, mini-bikes, and all-terrain vehicles including repair and sales of parts and accessories as an incidental use.

Automobile/Vehicle Service and Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, vehicle painting and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. 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 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. This classification excludes 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. It also excludes repair of heavy trucks, limousines or construction vehicles.

Maintenance Services. An establishment that provides maintenance services as opposed to repair while customers wait, such as oil changes, tune-ups, smog checks, tire sales and installation, auto radio/electronics installation, auto air conditioning/heater service, and the sale of related parts and accessories. There is no overnight storage and most work is performed within a building or under covered bays.

Service and Gas Stations. 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” that sells products, merchandise or services that are not directly related to the operation of motor vehicles where such sale is by means other than vending machines

Automobile/Vehicle Washing and Services. Washing, waxing, or cleaning of automobiles or similar light vehicles.

Attended. A commercial facility for washing cars where a service attendant washes the vehicle using on-site equipment or the car operator drives through an automated car washing and drying facility.

Unattended. A commercial facility where the car operator uses water hoses, soap dispensers, drying and other on-site equipment to wash the vehicle with no facility owner or representative present during the washing.

Banks and Financial Institutions.

Bank, Credit Union. A state or federally chartered financial institution that provides retail banking services. Examples include institutions engaged in the on-site circulation of money, including credit unions. This classification does not include check cashing businesses.

Drive-Through Service. A facility where banking services may be obtained by motorists without leaving their vehicles.

Check Cashing Business. An establishment that provides compensation for checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes establishments offering deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement.

Building Materials, Sales, and Service. Establishments whose primary activity is the rental of equipment to individuals and business, and whose activities may include storage and delivery of items to customers. This classification includes lumberyards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include hardware stores less than 10,000 square feet in floor area (see General Retail Sales), or plant nurseries (See Nurseries and Garden Centers).

Business Services. A subcategory of commercial land use that permits establishments primarily engaged in rendering services to other business establishments on a fee or contract basis, such as advertising and mailing; building maintenance; personnel and employment services; management and consulting services; protective services; equipment rental and leasing; photo finishing; copying and printing; travel; office supply; and similar services.

Catering Service. A business that prepares food for consumption on the premises of a client or at any other location separate from where the food was prepared.

Commercial Entertainment and Recreation.

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.).

Large Scale. Large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, driving ranges, golf courses, and facilities with more than 5,000 square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges; riding stables; etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Small Scale. Small, generally indoor facilities that occupy less than 5,000 square feet of building area, such as billiard parlors, card rooms, health clubs, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may

include restaurants, snack bars, and other incidental food and beverage services to patrons.

Theaters and Cinemas. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Night Clubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This use includes micro-breweries where alcoholic beverages are sold and consumed on-site and any food service is subordinate to the sale of alcoholic beverages.

Restaurant, Full Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may also be provided.

Restaurant, Limited Service. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where limited table service is provided. This classification includes cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, limited-service pizza parlors, self-service restaurants, and snack bars with indoor or outdoor seating for customers. This classification includes bakeries that have tables for on-site consumption of products. It excludes catering services that do not sell food or beverages for on-site consumption (see Commercial Kitchen).

Restaurant, Take-Out Only. Restaurants where food and beverages are prepared on a customer-demand basis and may be taken out or delivered, but are not consumed on the premises. No seating or other facilities for on-premises dining are provided.

Restaurant with Drive Through. A restaurant where food or coffee type beverages may be purchased by motorists who remain in their vehicles during the sales transaction.

Emergency Homeless Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. This includes facilities that provide temporary housing, meals, showers, and other related services to persons who are homeless and where on-site supervision is provided whenever the shelter is occupied, operated by a public or non-profit agency. Specialized programs and services related to the needs of the residents may also be provided.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Convenience Market. Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premises consumption. These establishments typically have long or late hours of operation and occupy a relatively small building. This classification includes small retail stores located on the same lot as or operated in conjunction with a Service Station.

General Market. Retail food markets of food and grocery items for offsite preparation and consumption. Typical uses include supermarkets, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

Liquor Store. Establishments primarily engaged in selling packaged alcoholic beverages such as ale, beer, wine and liquor.

Specialty Food Sales and Facilities. Retail establishments that process and prepare food onsite and are small to medium scale in size. Typical uses include bakeries; butchers, candy, nuts and confectionary stores; cheese stores, and pasta shops.

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Instructional Services. Establishments that offer specialized programs in personal growth and development. Typical uses include classes or instruction in music, fitness, art, or academics. Instructional Services may include rehearsal studios as an accessory use.

Live-Work Units. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in 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.

Lodging and Visitor-Services.

Bed and Breakfast Inn. A residential structure that is in residential use by the property owner or manager and within which up to four bedrooms are rented for overnight lodging and where meals may be provided.

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, 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 rooming houses, boarding houses, private residential clubs, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated or time share uses.

Recreational Vehicle Parks. A facility that provides short-term rental spaces for overnight use with support facilities.

Time Share Use. A multi-unit residential development in which a purchaser receives the right in perpetuity, for life, or for a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, or segment of real property, annually or on some other periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the project has been divided.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of motor vehicles (see Automotive Sales and Services) and personal apparel (see Personal Services).

Media Production Facility. A facility that provides indoor commercial and public communication uses, as well as outdoor sets, backlots, and other outdoor facilities for motion picture, television, video, sound, computer, and other communications media production. Indoor communication uses would include radio and television broadcasting, receiving stations and studios with facilities entirely within buildings. This classification does not include exterior-mounted antennae and transmission towers (see Utility Facility) or transmission and receiving apparatus, antennas and towers (see Wireless Telecommunication Facility).

Mobile Food Facility/Vendor. A self-contained truck or trailer or non-motorized push cart that is readily movable without disassembling, and is used to sell, or prepare and serve: food, clothes, printed materials, or other consumer products. This classification includes push carts used in conjunction with a commissary, commercial kitchen, or other permanent food facility upon which food is sold or distributed at retail.

Nursery and Garden Center. Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod, that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

Offices. Offices of firms, organizations, or public agencies providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations with retail banking services (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities (see Research and Development) and hospitals.

Business, Professional, and Technology. Offices of firms, organizations, or agencies providing professional, executive, management, administrative, financial, accounting, or legal services, but excluding those that primarily provide direct services to patrons that visit the office (see Offices, Walk-In Clientele).

Medical and Dental. Offices providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors and dentists; medical and dental laboratories that see patients; and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use if it supports the on-site patient services.

Walk-In Clientele. Offices providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities, which are separately classified and regulated (see Banks and Financial Institutions).

Outdoor Sales, Temporary and Seasonal. An outdoor place, in an approved location, or for an approved activity, where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term is interchangeable with and applicable to: swap meet, flea markets, auctions, open air markets, outdoor sales activities, or other similarly named or labeled activities.

Personal Services.

General Personal Services. Services of a personal convenience nature, as opposed to products that are sold to individual consumers, as contrasted with companies. Personal services include barber and beauty shops, shoe and luggage repair, fortune tellers, photographers, laundry and cleaning services and pick-up stations, copying, repair and fitting of clothes, and similar services.

Restricted Personal Services. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

Convenience Retail. Establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 80,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Large Format Retail (80,000 s/f and larger). Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs.

With Drive-Through. A retail establishment with drive-through facilities.

INDUSTRIAL USES:

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; food and beverage processing; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing.

Limited Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes manufacturing finished parts or products primarily from previously prepared materials; micro-breweries where retail sales are clearly incidental and no alcoholic beverages are consumed on-site; wineries; commercial laundries and dry cleaning plants; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

Oil and Gas Facilities. 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 re-working wells to expand capacity.

Research, Development, and Technology. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. This classification includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities

Vehicle/Equipment Facilities.

Heavy Vehicle and Large Equipment, Sales/Rental, Service, and Repair. An establishment that sells/rents and may provide service and repairs to construction, farm or other heavy equipment, This classification does not include autos, trucks and other passenger vehicles used for personal or business travel. (See Automobile Sales and Rental/Leasing and also Automobile Services and Repair for automobiles, motorcycles and other smaller passenger vehicles).

Commercial Vehicles and Equipment. A facility that sells/rents or services and makes repairs to construction, farm, or other heavy equipment, as well as vehicles for moving or towing property (such as cranes, earthmoving equipment, forklifts, tractors, heavy trucks, cargo trucks, vans, and trailers).

Recreational Vehicles. An establishment that sells, rents and/or leases motor homes, trailers, and boats, including incidental storage, installation of accessories and maintenance. This classification also includes facilities that service or repair recreational vehicles.

Towing Services. A facility that dispatches tow trucks and provides temporary storage of operative or inoperative vehicles. This classification does not include automobile wrecking or dismantling. (See Automobile Wrecking, Dismantling Yard).

Vehicle Storage. A facility for the storage of operative cars and other fleet vehicles, trucks, buses, recreational vehicles, and other motor vehicles. Includes facilities for the storage and/or servicing of fleet vehicles.

Wholesale Trade, Warehouse, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Chemical, Mineral, and Explosives Storage. Storage of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including but not limited to automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials. (See Construction Sales and Services)

TRANSPORTATION, COMMUNICATION, AND UTILITY USES:

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antenna and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Facilities within Buildings. Includes radio, television, or recording studios; telephone switching centers, but excludes Antennae and Transmission Towers.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Heliport. A facility for helicopter take-off and landings with one or more helipads, which may also include limited facilities such as fueling facilities, lighting, and storage hangers.

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Recycling Facilities. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities (see Utilities, Major).

Recycling Collection Facility. An incidental use that serves as a neighborhood drop-off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Utilities, Major. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, cogeneration facilities, commercial renewable energy facilities, solid waste treatment and disposal, water or wastewater treatment plants, telephone switching facilities, and similar facilities of public agencies or public utilities that are exempt from land use permit requirements by Government Code § 53091.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

Wind Energy Conversion System (WECS). A wind energy conversion system consists of a wind turbine and associated control or conversion electronics, and may include a tower or ladder.

AGRICULTURAL USES:

Agricultural Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits and vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables, tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (commercial composting).

Agricultural Support Services. Agriculturally related services, such as storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; farm animal veterinary clinics; custom farming services; agriculturally-related building, feed, and farm supply stores; agricultural waste handling and disposal services; and other similar related services.

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.

Crop Cultivation. The cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. The classification excludes wholesale or retail nurseries. (see Nurseries and Garden Centers)

Greenhouse: A structure with permanent structural elements (e.g. footings, foundations, plumbing, electrical wiring, etc.) used for cultivation and to shade or protect plants from climatic variations.. This classification includes facilities associated with and accessory to greenhouses, such as shade structures and hoop structures, packing and shipping facilities,

paved parking and driveways, and other accessory structures (e.g. boiler rooms, storage sheds, etc.).

Urban Farm. An agricultural use in an urban area, in a zoning district where urban land uses predominate. Urban farms may be of any size, though permit requirements may differ. Community gardens, community-supported agriculture (CSA) farms, and private farms may all be considered urban farms.

ACCESSORY USES:

Caretaker Unit. Living accommodations for employees and their immediate families employed for the exclusive purpose of on-site management, maintenance, or upkeep.

Farmers' Stand. A stand located on an active farm that sells processed agricultural products, such as jams, preserves, pickles, juices, cured olives, and other “value-added” products made with ingredients produced on or near the farm, in addition to fresh produce, eggs, and other goods produced on the farm. These stands are accessory to on-site agricultural operations in order to promote the sale of locally grown fresh produce.

Home-Based Business. A business enterprise conducted within a dwelling unit, which is incidental to the principal residential use.

Vending Machines, Outdoor. A stand-alone, self-contained or connected appliance, machine and/or storage container which dispenses or provides point-of-service storage of a product and/or self-service products

PART V
DEFINITIONS

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Definitions Related to Districts

Abutting or Adjoining. Having a common boundary, except that parcels having no common boundary other than a common corner is not considered abutting.

Access. The place, or way through which pedestrians and/or vehicles must have safe, adequate and usable ingress and egress to a property or use as required by this Title.

Accessory Building. See Building, Accessory.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Adjacent. Directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.

Alley. A public way permanently reserved primarily for secondary vehicular service access to the rear or side of properties otherwise abutting on a street.

Alteration. Any change, addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs (see also Maintenance and Repairs).

Awning. An architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is typically constructed of non-rigid materials on a supporting framework which projects from and is supported by the exterior wall of a building.

Balcony. A platform that projects from the wall of a building 30 inches or more above grade that is accessible from the buildings interior, is not accessible from the ground and is not enclosed by walls on more than two sides (see also Deck).

Base District. See Zoning District.

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.

Bedroom. Any room having the potential of being a bedroom and meeting the standards of the California Building Ordinance as a sleeping room.

Block. Property bounded on all sides by a public right-of-way.

Blockface. All property between two intersections that fronts upon a street or abuts a public right-of-way.

Building. Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials.

Accessory Building. A detached subordinate building used only as incidental to the main building on the same lot.

Main Building. A building in which is conducted the principal use of the lot on which it is situated. In the event a garage is attached to the main building, it must be made structurally a part of, and have a common wall with the main building and comply in all respects with the requirements of this title applicable to the main building.

Building Frontage. The lineal dimension, parallel to the ground, of a building abutting on a public street, or a parking lot accessory to that business even though another business may also have entitlement to that parking lot.

Building Height. See Height.

Deck. A platform, either freestanding or attached to a building, that is supported by pillars or posts. See also Balcony.

Density, Net. The number of dwelling units per acre of land excluding street rights-of-way, public easements, public open space, land under water, and certified wetlands and floodplains. Setbacks for wetlands and other sensitive areas and private open space cannot be excluded in calculating net density.

District. See Zoning District.

Drive-Through Facilities. Facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating and drinking establishments, pharmacies and other commercial uses.

Driveway. An accessway that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

Dwelling Unit. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one family.

Easement. A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest which one party has in the land of another.

Façade. The exterior wall of a building exposed to public view or that wall viewed by persons not within the building. The portion of any exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

Fence-Related Definitions.

Fences. Horizontal and vertical structures described that are intended to separate properties, retain soil materials and provide security; or as defined by the Building Official. Fences may also be walls, hedges and screen planting.

Front-most Wall. The facade of the residence (exclusive of accessory and appurtenant structures such as decks, stairwells, etc.) which is located closest to the front property line.

Lattice. A patterned, crossed material (excluding chain link fencing) that is arranged to allow at least 50 percent of light and air through the crossed material. Arrangements allowing less than 50 percent will be considered solid.

Floor Area. The total horizontal enclosed area of all the floors below the roof and within the outer surface of the walls of a building or other enclosed structure.

Floor Area Ratio (FAR). The ratio of the total floor area of all buildings on a lot other designated building site to the lot area or building site area. Also known as a lot coverage ratio.

Frontage, Street. That portion of a lot or parcel of land that borders a public street. "street frontage" will be measured along the common lot line separating said lot or parcel of land from the public street, highway, or parkway.

Garage. A building or portion thereof, containing accessible and usable enclosed space designed, constructed and maintained for the parking or storage of one or more motor vehicles.

Glare. The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort or loss of visual performance and ability.

Grade. The location of the ground surface.

Adjacent Grade. The lowest elevation of ground surface within five feet of the building exterior wall.

Average Grade. A horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.

Existing Grade. The elevation of the ground at any point on a lot as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as natural grade.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the lot line, or when the lot line is more than five feet from the building, between the building and a line five feet from the building.

Ground Floor. The first floor of a building other than a cellar or basement that is closest to finished grade.

Hazardous Materials. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

Heat. Thermal energy of a radioactive, conductive, or convective nature.

Height. The vertical distance from a point on the ground below a structure to a point directly above.

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.

Intersection, Street. The area common to two or more intersecting streets.

Kitchen. Any room or space within a building intended to be used for the cooking or preparation of food.

Living Room. The principal room in a dwelling unit designed for general living purposes rather than for sleeping.

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 the County of Santa Barbara and is

recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way. Lot types include the following:

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

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.

Irregular Lot. Any lot that does not conform to the definition of a corner lot or an interior lot including, but not limited to, through lots, pie and reverse pie shaped lots, flag lots, triangular lots with double street frontages, and multisided lots.

Through Lot. A lot having frontage on two parallel or approximately parallel streets.

Lot Area. The area of a lot measured horizontally between bounding lot lines.

Lot Coverage. The portion of a lot that is covered by structures, including principal and accessory buildings, garages, carports, and roofed porches, but not including unenclosed and unroofed decks, landings, or balconies.

Lot Depth. The average distance from the front lot line to the rear lot line measured in the general direction of the side lines.

Lot Frontage. See Frontage, Street.

Lot Line. The boundary between a lot and other property or the public right-of-way.

Lot Line Types.

Front Lot Line. On an interior lot, the line separating the lot from the street or lane. On a corner lot, the shorter lot line abutting a street or lane. On a through lot, the lot line abutting the street or lane providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

Interior Lot Line. Any lot line that is not adjacent to a street.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front 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.

Side Lot Line. Any lot line that is not a front or rear lot line.

Street Side Lot Line. A side lot line of a corner lot that is adjacent to a street.

Lot Width. The average distance between the side lot lines measured at right angles to the lot depth.

Maintenance and Repair. The repair or replacement of nonbearing walls, fixtures, wiring, roof or plumbing that restores the character, scope, size or design of a structure to its previously existing, authorized, and undamaged condition.

Mansard. A wall which has a slope equal to or greater than two vertical feet for each horizontal foot and has been designed to look like a roof.

Mezzanine. An intermediate floor within a building interior without complete enclosing interior walls or partitions that is not separated from the floor or level below by a wall and has a floor area that is no greater than one third of the total floor area of the floor below.

On-Site Loading Facilities. A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Open Space Types.

Private Open Space. Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

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.

Usable Open Space. Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 24 hours, except for the keeping of building materials reasonable required for construction work on the premises pursuant to a valid and current Building Permit issued by the City.

Parcel. See Lot.

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.

Accessory Parking. An area of a lot, structure, or any other area, which is designed reserved for and the primary purpose of which is to provide off-street parking to serve a building or use that is the primary or main use of the lot.

Long-Term Parking. An area designed for employee or parking when a vehicle is not normally moved during the period of an employee's work shift, as opposed to customer or visitor parking.

Right-of-Way. A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

Screening. Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street.

Setback. The area between a property line and a building or structure that must be kept clear or open.

Sidewalk. A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Site. 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.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story is that portion of a building included between the upper surface of the topmost floor and the upper surface of the roof above. A mezzanine with a floor area that exceeds one third of the total floor area of the floor or level below constitutes a story.

Street. A public or private thoroughfare which affords the principal means of access to a block and to abutting property. "Street" includes avenue, court, circle, crescent, place, way, drive, boulevard, highway, road, and any other thoroughfare, except an alley or lane as defined herein.

Street Line. The boundary between a street and a lot or parcel of land.

Structural Alterations. Any physical change to or the removal of the supporting members of a structure or building, such as bearing walls, columns, beams, or girders including the creation, enlargement, or removal of doors or windows and changes to a roofline or roof shape.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Structure, Accessory. A detached subordinate structure, used only as incidental to the main structure on the same lot.

Structure, Primary (Structure, Main). A structure housing the principal use of a site or functioning as the principal use.

Structure, Temporary. A structure without any foundation or footings and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Tandem Parking. An arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.

Unit. See Dwelling Unit.

Use. The purpose for which land or the premises of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

Accessory Use. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use and occupies not more than 30 percent of the gross floor area.

Incidental Use. A secondary use of a lot and/or building that is located on the same lot but is not customarily associated with the primary use.

Permitted Use. Any use or structure that is allowed in a zoning district without a requirement for approval of an Administrative Use Permit or Conditional Use Permit, but subject to any restrictions applicable to that zoning district.

Primary Use. A primary, principal or dominant use established, or proposed to be established, on a lot and occupies at least 70 percent of the gross floor area of the tenant space or building.

Principal Use. See Primary Use.

Use Classification. A system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into

the following categories: residential, public and semi-public, commercial, employment, and transportation, communication, and utilities.

Vehicle. Any vehicle, as vehicle is defined by the California Vehicle Ordinance, including any automobile, camper, camptrailer, trailer, trailer coach, motorcycle, house car, boat, or similar conveyance.

Visible. Capable of being seen (whether or not legible) by a person of normal height and visual acuity walking or driving on a public road.

Wall. Any vertical exterior surface of building or any part thereof, including windows.

Yard. An open space other than a court on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Title.

Front Yard. A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard is a distance specified by this Title for the district in which it is located and measured inward from the front lot line.

Interior Side Yard. A yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this Title for the district in which it is located and measured inward from the interior side lot line.

Street Side Yard. A yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this Title for the district in which it is located and measured inward from the street side lot line.

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.

Zoning District. A specifically delineated area or district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

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