

# USER'S GUIDE

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## Background

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The City's first General Plan/Coastal Land Use Plan was adopted on October 2, 2006 and became effective on November 1, 2006. The Plan governs land use and physical development within the City and establishes policy direction for the City's evolution and growth. The General Plan/Coastal Zone Land Use Plan includes land use, open space, conservation, safety, visual and historic resources, transportation, public facilities, noise, and housing elements, all of which have implications for land use planning and zoning. Most importantly, the Land Use Element establishes a set of land use designations and describes the intended land uses and development intensities for each designation. In some instances, the General Plan also offers specific development standards, such as floor area limits, or residential density, for the land use designations.

The Zoning Ordinance and the Zoning Map are the key documents that implement the General Plan/Coastal Zone Land Use Plan, and under California law, they must be consistent with the General Plan. Goleta's current Zoning Ordinance was inherited from Santa Barbara County upon incorporation and does not reflect best zoning and planning practices appropriate and applicable for Goleta. It is not effective in implementing the land use and design goals in Goleta's General Plan and other City policies. The City identified a need to create an innovative, integrated code that shapes future growth according to the community's vision, is clear and easy to use, and provides objective standards and criteria for use in the development review and permitting process that will result in high quality development.

To this end, the City's Planning and Environmental Review Department embarked on an effort to comprehensively update the City's zoning regulations. Consultant assistance was provided from RRM Design Group and Lisa Wise Consulting, and the Planning Commission provided policy direction and oversight during the update.

## Organization of the Zoning Ordinance

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The Zoning Ordinance is organized into six parts, as follows:

- **Part I: General Provisions** establishes the overall organization and applicability of the regulations. This part also establishes the purpose of the ordinance, the authority for its establishment, and rules for construction of language and for measurements such as height, density, and floor area, that are applicable throughout the ordinance.
- **Part II: Base Zoning Districts** specifies the use and development regulations each set of base districts: Residential; Commercial; Office, Industrial; Public and Quasi-Public, Open Space, and Agricultural. This part specifies the land uses permitted or conditionally permitted in each

district and includes special requirements or limitations, if any, that are applicable to specific uses. Base district regulations also include development standards to control the size, height, bulk, and location of structures, as well as lot dimensions.

- **Part III: Overlay Districts** includes general provisions for overlay districts, which modify base district regulations for specific purposes in specific geographical areas. Airport Environs, Affordable Housing, Hospital, Old Town Heritage, and Specific Plan overlay districts are established consistent with the General Plan/Coastal Land Use Plan.
- **Part IV: Regulations Applying in Multiple Districts** contains general standards that apply to multiple zoning districts, such as regulations for parking and loading, signs, lighting, landscaping, and wireless telecommunications facilities. This part also includes a chapter devoted to standards for specific land uses, such as emergency shelters, home occupations, accessory uses, and temporary uses.
- **Part V: Administration and Permits** establishes the Review Authority for different types of permits and approvals, as well as application processes, required findings, rules for hearings, public notification, and appeals, and procedures for enforcement of the ordinance.
- **Part VI: General Terms** contains two chapters. The first defines all land use classifications; the second defines terms that appear throughout the ordinance.

## Major Provisions

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The New Zoning Ordinance is based upon the City's land use policies in the General Plan/Coastal Zone Land Use Plan, but also provides a new organizing framework. Major provisions are described below.

**Districts.** Zoning districts have been updated to be consistent with the General Plan. The ordinance has 19 base districts, as shown below. These districts are indicated on the Zoning Map by the Short Name/Map Symbol.

<b>BASE ZONING DISTRICTS</b>		
<b>Map Symbol</b>	<b>Full Name</b>	<b>General Plan Land Use Designation</b>
<b>RESIDENTIAL DISTRICTS</b>		
<b>RS*</b>	Single-Family	Single-Family
<b>RP</b>	Planned Residential	Planned Residential
<b>RM</b>	Residential Medium Density	Medium Density
<b>RH</b>	Residential High Density	High Density
<b>RMHP</b>	Mobile Home Park	Mobile Home Park
<b>COMMERCIAL DISTRICTS</b>		
<b>CR</b>	Regional Commercial	Regional Commercial
<b>CC</b>	Community Commercial	Community Commercial
<b>OT</b>	Old Town	Old Town
<b>VS</b>	Visitor Serving Commercial	Visitor Serving Commercial
<b>CI</b>	Intersection Commercial	Intersection Commercial
<b>CG</b>	General Commercial	General Commercial
<b>OFFICE DISTRICTS</b>		
<b>BP</b>	Business Park	Business Park
<b>OI</b>	Office Institutional	Office and Institutional
<b>INDUSTRIAL DISTRICTS</b>		
<b>IS</b>	Service Industrial	Service/Industrial
<b>IG</b>	General Industrial	General Industrial
<b>OTHER DISTRICTS</b>		
<b>PQ</b>	Public and Quasi-Public	Public/Quasi Public
<b>OSPR</b>	Open Space – Passive Recreation	Open Space/Passive Recreation
<b>OSAR</b>	Open Space – Active Recreation	Open Space/Active Recreation
<b>AG</b>	Agriculture	Agriculture
* Numerical designators denote the minimum lot area allowed (in 1,000s). Where there is not designator, the minimum lot area is set through land use permit approval.		

**Overlay and Specific Plan Districts.** The ordinance also has five overlay districts and two specific plan districts as shown below.

OVERLAY AND SPECIFIC PLAN DISTRICTS	
Map Symbol	Full Name
<b>OVERLAY ZONING DISTRICTS</b>	
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-OTH	Old Town Heritage
-SP	Specific Plan

**Purpose Statements.** Purpose statements are included for each base zoning district. Purpose statements help clarify the distinctions between districts by explaining the intent of the districts and provide an essential link between General Plan policies and use regulations and standards.

**Use Classifications.** Use classifications describe groups of similar uses (Residential; Public/Semi-Public; Commercial; Industrial; Transportation, Communication, and Utilities; Agricultural; and Accessory) that are regulated by the classification title. Rather than attempt to list all uses that might be permitted, the classifications provide for an administrative determination of the most logical category. The land use classifications have been updated to reflect modern businesses, industries and community service types; to reflect the particularities of existing and desired uses in Goleta; and to be consistent across the Ordinance.

**Graphics.** Graphics are use throughout the ordinance to strengthen written provisions and to provide visual examples of both lawful and unlawful development, helping to clarify regulations that are often subject to competing or incorrect interpretations.

## Using the Zoning Ordinance

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### Determining the Regulations for a Specific Site

To determine the regulations of the ordinance applicable to a specific site, you must first find the site on the Zoning Map. The map will show the base zoning district that is applicable to the site. Another map, the Overlay Districts Map will show if the site is subject to an overlay district.

Next, look up the corresponding regulations. Start with the regulations for the base districts in Part II. The tables in the base district regulations state whether a use is permitted by right, permitted with a Conditional Use permit, or not permitted. Included in the tables is a column with references to additional regulations that apply to a specific use. Also, the regulations Part II contain applicable development standards and references to applicable development regulations elsewhere in the ordinance. In these cases, refer to the indicated sections. If the Overlay Districts Map indicates that your site is subject to an overlay district, look up the regulations for overlay districts in Part III.

Specific uses often have specific regulations, as provided in Part IV, Regulations Applying to Multiple Districts. Part IV also contains general standards that apply to multiple zoning districts. Although these

regulations are likely to be referenced in regulations for the base districts, it is a good idea to check over Part IV to confirm if any of the regulations apply to the type of development you are proposing. Other key topics discussed in Part IV that affect and apply to development, beyond use regulations, include but are not limited to: Coastal Access, Inclusionary Housing, Lighting, Landcaping, and Signs.

If any terms are unclear, or if you want to know what the intended use of a property is classified as, then look at Part VI, General Terms.

The regulations in Parts II, III, and IV will indicate whether a use is subject to a permit or design review. These procedures are described in Part V, Administration and Permits. Appeal provisions in this part show what steps to follow if you want to appeal a decision of a Review Authority.

## Numbering and Referencing

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The Zoning Ordinance is Title 17 of the Goleta Municipal Code. Each Section in the Zoning Ordinance follows the numbering format of 17.XX.XXX. The first two digits refer to the chapter and the three digits after the decimal refer to the sections within the chapter. For example, 17.04.020 refers to the second section of Chapter 4. Within sections; subsections, paragraphs and subparagraphs are denoted by letters and numbers. The overall organization is as follows:

## **Chapter 17.01      Chapter Name**

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### **17.01.010      Title of First Section**

- A.      Subsection
  - 1.      Paragraph
    - a.      Subparagraph
      - (1)      Sub-subparagraph

### **17.01.020      Title of Second Section**

- A.      Subsection
  - 1.      Paragraph
    - a.      Subparagraph
      - (1)      Sub-subparagraph

## **Next Steps**

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After review by the public and workshops with the Planning Commission, City staff will revise the document as needed. Then, the proposed Zoning Ordinance and Zoning Maps will be the subject to noticed public hearings by the Planning Commission and City Council. The City Council will act on the proposed ordinance after receiving public input. For additional information, visit the project website at [www.goletazoning.com](http://www.goletazoning.com) or contact Anne Wells, Advance Planning Manager, at (805) 961-7557, [awells@cityofgoleta.org](mailto:awells@cityofgoleta.org).

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