

# USER'S GUIDE

---

## Organization of the New Zoning Ordinance

---

The New 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, and 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

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

**Base and Overlay Zoning Districts.** Generally, zoning ordinances include two types of districts, base and overlay. “Base zoning districts” set the basic regulations that apply within the geographic area that defines the district. A community may want to vary some of the regulations within the base zoning district to respond to particular conditions within defined areas. “Overlay zoning districts” are often used for this purpose.

Overlay zoning districts are “laid over” or applied to base zoning districts in situations in which modification of permitted uses or required standards is appropriate due to specific conditions, circumstances, or goals. Overlay zoning districts can be geographically defined and mapped or can apply wherever specific conditions exist. Overlay districts are typically indicated with designators following the base zoning district symbol. For example, a property labeled **OI-H** is in the Office Institutional Base Zoning District (indicated by the **OI**) and the Hospital Overlay Zoning District (indicated by the **-H**). This example property is subject to the rules and regulations applicable to the Office Industrial District, except as specifically addressed in the rules and regulations for the Hospital Overlay District.

*Every property in the City is within a Base Zoning District. Not every property is within an Overlay Zoning District.*

**Base Zoning Districts.** Base zoning districts have been updated to be consistent with the General Plan. The ordinance has 19 base zoning districts, as shown in the following table. These districts are indicated on the Zoning Map by the Map Symbol.

BASE ZONING DISTRICTS		
Map Symbol	Full Name	General Plan Land Use Designation
<b>RESIDENTIAL DISTRICTS</b>		
<b>RS*</b>	Single Family Residential	Single-Family Residential
<b>RP</b>	Planned Residential	Planned Residential
<b>RM</b>	Residential - Medium Density	Medium-Density Residential
<b>RH</b>	Residential - High Density	High-Density Residential
<b>RMHP</b>	Residential - 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 - Commercial	Old Town Commercial
<b>VS</b>	Visitor Serving - Commercial	Visitor Commercial
<b>CI</b>	Intersection or Highway Commercial	Intersection or Highway Commercial
<b>CG</b>	General Commercial	General Commercial

BASE ZONING DISTRICTS		
Map Symbol	Full Name	General Plan Land Use Designation
<b>OFFICE DISTRICTS</b>		
BP	Business Park	Business Park
OI	Office Institutional	Office and Institutional
<b>INDUSTRIAL DISTRICTS</b>		
IS	Service Industrial	Service Industrial
IG	General Industrial	General Industrial
<b>OTHER DISTRICTS</b>		
PQ	Public and Quasi-Public	Public/Quasi Public
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agricultural	Agriculture
* Numerical designators denote the minimum lot area allowed (in 1,000s). Where there is not designator, the minimum lot area is set through the land division.		

*Overlay Zoning Districts.* The ordinance also has six overlay districts as shown below.

OVERLAY ZONING DISTRICTS	
Map Symbol	Full Name
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-OTH	Old Town Heritage
-CBPSP	Cabrillo Business Park Specific Plan
-CRMSP	Camino Real Marketplace 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/Quasi-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 used 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

---

### 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 in 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, Landscaping, 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

---

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 Title 17, the next two digits refer to the chapter, and the final three digits refer to the section within the chapter. For example, 17.04.020 refers to the second section of Chapter 4 of Title 17. Within sections; subsections, paragraphs and subparagraphs are denoted by letters and numbers. The overall organization is as follows:

### **Chapter 17.01      Chapter Name**

---

#### **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

## Additional Information

---

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).

*This page intentionally left blank.*