



**Agenda Item B.1**  
**PUBLIC WORKSHOP**  
**Meeting Date: January 25, 2016**

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**TO:** Planning Commission Chair and Members

**FROM:** Jennifer Carman, Planning & Environmental Review Director  
Anne Wells, Advance Planning Manager

**SUBJECT:** Review of Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts

**RECOMMENDATION:**

It is recommended that the Planning Commission receive a presentation, allow public comments, and provide feedback on the Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts.

**BACKGROUND:**

The City initiated the Zoning Ordinance Project (Project) with the purpose of preparing new zoning regulations that are consistent with and reflective of the City's adopted General Plan. Public outreach on the development of new zoning regulations occurred from October 2013 through November 2014. Following public outreach, staff and consultant reviewed public and Planning Commission input and prepared a Draft Zoning Ordinance for public review. The Draft Ordinance was released in November, 2015 along with a User's Guide and a table comparing the existing with draft zoning standards. All materials for past and current public meetings, background materials, and the Draft Zoning Ordinance are available at [www.GoletaZoning.com](http://www.GoletaZoning.com).

The Planning Commission hosted the first Draft Zoning Ordinance public workshop on January 11, 2016 and reviewed Part I: General Provisions. Comments on Part I: General Provisions were provided by members of the public and Planning Commission. Minutes that detail workshop proceedings are available (refer to Item A.1 of the January 25 Planning Commission meeting agenda). A summary of the workshop comments are provided below. A number of the comments related to clean-up items, such as grammatical, spelling, and punctuation corrections. These comments are noted and will be addressed in future releases of the Draft Zoning Ordinance.

The majority of the comments were suggested revisions or requests for clarification regarding intent, applicability, and rationale. These are summarized below, organized by the relevant Draft Zoning Ordinance section number.

**Global comment:** Refer to the document consistently as “this Ordinance” throughout. Currently, the document is regularly referred to as “this Title” which is not as intuitive as “Ordinance”.

**Global comment:** Add a provision to indicate the meaning of symbols. The example given was “§” meaning “Section”

**17.01.020, Purpose:** In subsection A, replace “progressively” with “conscientiously”.

**17.01.040(A)(2), Compliance with Regulations:** Structure provisions as positive statements, indicating what must happen, rather than negative statements stating what must not happen. This is also a global comment with other examples noted.

**17.01.040(B)(3), Relation to Private Agreements:** Clarification was provided for the meaning of this provision. This provision is to clarify that the City’s regulations do not effect and are not effected by private agreements. The requirements of the Zoning Ordinance must be met and private agreements are between the parties in the agreements. The City does not enforce private agreements.

**17.01.040(B)(5), Application During Local Emergency:** Clarification was provided that there may be emergencies where actions are needed to protect health and safety and there is no time to notice and hold a City Council meeting. Other parts of the Municipal Code require a report to the City Council within 30 days of such action.

**17.01.080(B)(2), Vacated or Abandoned Land:** Clarification was provided that these provisions apply to the permanent vacation or abandonment of land, not temporary.

**17.02.020, Rules for Construction of Language:** Clarification was provided that these rules are to aid in interpretation of provisions if questions arise. In subsection G, “shall” is not included due to City Attorney direction to use alternative words for mandatory provisions. Specific clarification and example was requested for items H and I regarding the tense and use of singular/plural. These are included so that it cannot be argued that a provision does not apply solely due to improper grammar.

**17.03.060, Measuring Height:** Support was given for the draft regulations which simplify the measurement of height. For non-sloped lots, it was suggested to simply use natural grade as the benchmark for measuring height and delete “of the site prior to development”.

**17.03.070, Measuring Landscaping:** Clarification was provided that in order to be counted toward required landscaping, a landscaped area must be at least five feet by five feet in size. This is to prevent the use of very small areas that do not provide adequate areas for planting or otherwise meet the intent of providing landscaping (ex. Buffering, aesthetics, stormwater retention, etc.).

**17.03.120, Determining Floor Area:** It was suggested for the calculation of Floor Area Ratio, continue to use net floor area, consistent with Planning’s current practice, rather than gross floor area as described in this section. Building

uses gross floor area. This could be used for the calculation of floor area for other requirements. Suggestion to include habitable area below grade in floor area and clarify that covered interior courtyards should be included in floor area, not courtyards that are open to the sky. There was discussion of including all levels of stairways and elevator shafts in the calculation of floor area but explained that consistent with the Building Code, these areas are only counted once.

**17.03.130, Determining Lot Coverage:** Suggestion was made to consider an allowance for a larger eave or roof overhang that would be excluded from the calculation of lot coverage. Two feet was considered limiting. Also, clarification was provided that subsection E, exempted one structure less than 120 square feet, not multiple structures adding up to 120 square feet.

**17.03.150, Determining Setbacks (Yards):** A definition of ultimate right-of-way edge was requested. It was also suggested to delete use of 'back of sidewalk' as a measuring point as there may be a sidewalk located on private property and this would unfairly affect development in these instances. Clarification was given that one intention of setbacks is to provide separation between a public area or pedestrian walkway, and development and that is desired wherever the sidewalk is located. There are also instances where the required setback is 0 feet. If the sidewalk is located on the property in a case such as this and only the property line is used as the benchmark for measuring setback, the building could be located on the sidewalk.

The Commission requested detail regarding the naming of zoning districts. In the Draft Zoning Ordinance, there are Base Zoning Districts, Overlay Zoning Districts, and Specific Plan Districts. Base Zoning Districts and Specific Plan Districts are discrete areas that do not overlap. They are given different grouping because Specific Plan Districts are areas subject to an adopted Specific Plan which establishes specific land use and development standards applicable to the plan areas. A discussion regarding an alternative naming convention was discussed, such as using 'Land Use Zones' and 'Overlay Districts'. Information on what other jurisdictions use for naming conventions was requested and is provided below:

**Local Jurisdictions:**

- City of Goleta (current): Zoning Districts and Overlay Districts
- City of Santa Barbara: Zones, Specific Plan Zones, and Overlay Zones
- County of Santa Barbara: Zone Classifications and Zone Districts
- City of Ventura: Zoning Districts (also uses Zoning Designations and Zones as references) and Overlay Zones

**Recently Updated Zoning Ordinances:**

- City of Santa Rosa (2004): Zoning Districts, Special Purpose Zoning Districts, Combining Districts
- City of Duarte (2010): Zoning Designations, Zones
- City of Chino (2010): Base Zoning Districts and Overlay Zoning Districts
- Butte County (2012): Zones, Special Purpose Zones, Overlay Zones, referred to collectively as Zoning Districts
- City of Lemoore (2014): Base Zoning Districts, Overlay Zoning Districts

- City of South Gate (2015): Zones
- City of San Pablo (2015): Zoning Districts, Overlay Districts, and Special Districts

**DISCUSSION:**

This Planning Commission public workshop is the second in a series of workshops to review the content of the Draft Zoning Ordinance. Staff will provide the public and Planning Commission with an overview of Part II Base Zoning Districts and Part III Overlay Districts. Refer to Attachment 1 for the content of Parts II and III.

Part II Base Zoning Districts specifies the use and development regulations for each set of base districts: Residential; Commercial; Office, Industrial; Public and Quasi-Public, Open Space and Agricultural, and Planned Development. 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.

Part II 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, location, and appearance of structures, as well as lot dimensions. The zoning districts are based upon the City’s land use designations in the General Plan. The ordinance has 22 base districts, as shown below. These districts are indicated on the Zoning Map by the Short Name/Map Symbol.

<b>BASE ZONING DISTRICTS</b>		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
<b>Residential Districts</b>		
RS*	Single Family	Single Family
RP	Planned Residential	Planned Residential
RM	Residential Medium Density	Medium Density
RH	Residential High Density	High Density
RMHP	Mobile Home Park	Mobile Home Park
<b>Commercial Districts</b>		
CR	Regional Commercial	Regional Commercial
CC	Community Commercial	Community Commercial
OT	Old Town	Old Town
VS	Visitor Serving Commercial	Visitor Serving Commercial
CI	Intersection Commercial	Intersection Commercial
CG	General Commercial	General Commercial
<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

<b>BASE ZONING DISTRICTS</b>		
<i>Map Symbol</i>	<i>Full Name</i>	<i>General Plan Land Use Designation</i>
OSPR	Open Space – Passive Recreation	Open Space/Passive Recreation
OSAR	Open Space – Active Recreation	Open Space/Active Recreation
AG	Agriculture	Agriculture
PD	Planned Development	None
* 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.		

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, Master Plan, and Old Town Heritage overlay districts are established consistent with the General Plan. The ordinance has five overlay districts and two specific plan districts as shown below.

<b>OVERLAY AND SPECIFIC PLAN DISTRICTS</b>	
<i>Map Symbol</i>	<i>Full Name</i>
<b>Overlay Zoning Districts</b>	
-AE	Airport Environs
-AHO	Affordable Housing
-H	Hospital
-MP	Master Plan
-OTH	Old Town Heritage
<b>Specific Plan Districts</b>	
CBP	Cabrillo Business Park
CRM	Camino Real Marketplace

A table of allowable land uses in the General Plan compared to the Draft Zoning Ordinance is provided in Attachment 2. The purpose of this table is to facilitate the workshop discussion and to demonstrate consistency between the regulations and the General Plan.

**NEXT STEPS:**

The next regularly scheduled Planning Commission meeting is February 8, 2016. A third workshop will occur at this meeting at which time staff will present a summary of the Draft Zoning Ordinance Part IV Regulations Applying to Multiple Districts for Commission and public input. Staff anticipates that three workshops will be necessary to review the content of Part IV. Refer to Attachment 3 for a workshop schedule, including the proposed content to be reviewed by workshop.

Approved By:

Prepared By:

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Jennifer Carman  
Planning Commission Secretary

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Anne Wells  
Advance Planning Manager

**ATTACHMENTS:**

1. Public Review Draft Zoning Ordinance: Part II Base Zoning Districts and Part III Overlay Districts
2. Land Use Comparison Table: General Plan to Public Review Draft Zoning Ordinance
3. Draft Zoning Ordinance Workshop and Open House Schedule

## Attachment 1

Public Review Draft Zoning Ordinance:

Part II Base Zoning Districts and  
Part III Overlay Districts

*Note: Attachment 1 materials are available for download at [GoletaZoning.com](http://GoletaZoning.com)*





**PART II**  
**BASE ZONING DISTRICTS**

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## Chapter 17.07 Residential Districts

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### Sections:

17.07.010	Purpose and Applicability
17.07.020	Land Use Regulations
17.07.030	Development Regulations
17.07.040	Additional Development Regulations for RS and RP Districts
17.07.050	Additional Development Regulations for RM and RH Districts
17.07.060	Additional Development Regulations for RMHP District

### **17.07.010 Purpose and Applicability**

The general purposes of the Residential Districts are to:

- A. Provide for a variety of residential development with a 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 well-established residential neighborhoods;
- C. Establish development and design standards to help create distinct and attractive residential neighborhoods and ensure that new residential development and the expansion of existing structures is compatible with the character of adjacent existing development; and
- D. Provide for appropriate public and quasi-public uses 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 Residential District are as follows:

**RS Single Family.** This District is intended to protect land areas for family living in low-density residential environments by implementing the Single-Family Residential Use Category (R-SF) land use designation established in the General Plan. The RS District provides for development of one single-family residence per lot at densities ranging from one or fewer to five units per net acre. This District also allows for a limited number of public and semi-public uses that are appropriate in a low-density residential environment.

**RP Planned Residential.** This District is intended to provide for diversity in design of residential developments that results in a substantial amount of open space and other common amenities for residents, through implementation of the Planned Residential (R-P) land use designation set forth in the General Plan. The District provides for comprehensively planned development at densities up to 13 units per net acre. This District also allows for a limited number of public and semi-public uses that are appropriate in a low-density residential environment.

**RM Residential Medium Density.** This District is intended to appropriately locate areas for multiple-unit housing and accessory uses customarily associated with multiple unit housing by implementing the Medium-Density (R-MD) land use designation of the General Plan. Development may also include attached and detached single-family dwellings. This District provides for development of residential units at densities of up to 20 units per net acre, with a minimum density of 13 units per net acre, taking into account site-specific constraints as outlined in the General Plan. This District also allows for a limited number of public and semi-public uses that are appropriate in a medium-density residential environment.

**RH Residential High Density.** This District is intended to provide a variety of housing types and accessory uses customarily associated with such housing by implementing the High-Density Residential (R-HD) land use designation in the General Plan. The density range and development standards accommodate attached single residences, townhomes, condominiums, and multiple-unit buildings. This District provides for development of residential units ranging from 15 to 30 units per net acre, taking into account site specific constraints as outlined in the General Plan. In addition, this District allows for a limited number of public and semi-public uses that are appropriate in a high density multiple-unit environment.

**RMHP Mobile Home Park.** This District is intended to provide for housing in mobile home parks through implementation of the Mobile Home Park (R-MHP) land use designation set forth in the General Plan. It is further intended that the mobile home park sites be planned as a whole to include an adequate internal vehicular and pedestrian circulation system and parking facilities, common open space, recreation facilities, and other common amenities. The maximum density allowed is 15 units per acre.

### **17.07.020 Land Use Regulations**

Table 17.07.020 below prescribes the land use regulations for Residential Districts.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

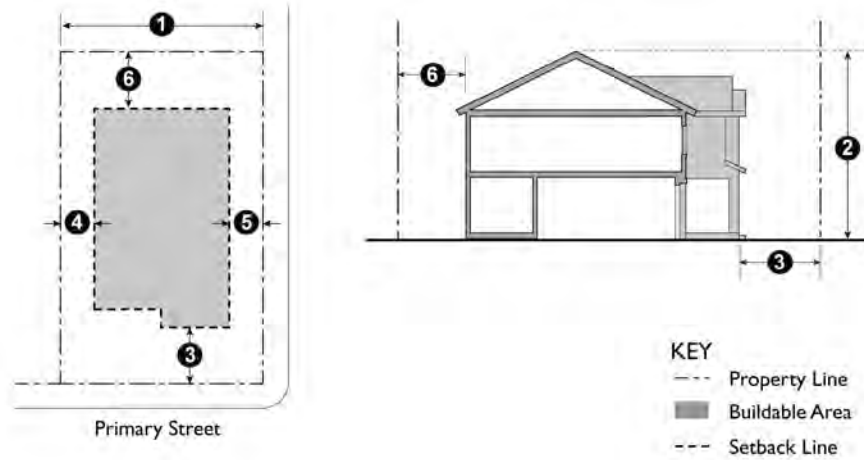
<b>TABLE 17.07.020: LAND USE REGULATIONS— RESIDENTIAL DISTRICTS</b>						"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit Required "- " - Use Not allowed
Uses	District					Additional Regulations
	RS	RP	RM	RH	RMHP	
<b>Residential Uses</b>						
Residential Housing Types						
Single-Unit Dwelling, Detached	P	P	-	-	-	
Single-Unit Dwelling, Attached	P	P	P	P	-	
Multiple-Unit Dwelling	-	P	P	P	-	
Second Dwelling Unit	P	P	P <sup>I</sup>	P <sup>I</sup>	-	See § 17.42.330, Second Dwelling Units
Farmworker Housing	See § 17.42.150, Farmworker Housing					
Family Day Care						
Small	P	P	P	P	P	
Large	P	P	P	P	-	See § 17.42.130, Family Day Care Homes, Large
Group Residential	-	CU	CU	CU	-	See § 17.42.160 Group Residential
Mobile Home Parks	-	-	-	-	CU	See § 17.42.220, Manufactured Homes
Residential Care Facilities						
Small	P	P	P	P	P	
Large	-	CU	CU	CU	-	See § 17.42.310, Residential Care Facilities, Large
Single Room Occupancy Housing	-	CU	CU	CU	-	See § 17.42.320 Single Room Occupancy (SRO) Housing
Supportive Housing Transitional Housing	Subject only to those standards, zoning clearance, and permit procedures as they apply to other residential dwellings of the same type in the same zone.					
<b>Public and Semi-Public Uses</b>						
Community Assembly	P	P	P	P	-	See § 17.42.090, Community Assembly
Community Garden	AU	AU	CU	CU	CU	See § 17.42.100, Community Gardens
Park and Recreation Facilities	AU	AU	AU	AU	AU	
Public Safety Facilities	P	P	P	P	P	
<b>Transportation, Communication, and Utility Uses</b>						
Communication Facilities	See Chapter 17.43, Telecommunications Facilities.					
Utilities						
Minor	P	P	P	P	P	
Wind Energy Conversion Systems	See Chapter 17.44, Wind Energy Conservation Systems					

<b>TABLE 17.07.020: LAND USE REGULATIONS— RESIDENTIAL DISTRICTS</b>						"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit Required "- " - Use Not allowed
Uses	District					Additional Regulations
	RS	RP	RM	RH	RMHP	
<b>Accessory Uses</b>	See § 17.42.030, Accessory Uses					
Animal Keeping	P	P	P	P	P	See § 17.42.050, Animal Keeping
Home Occupation	P	P	P	P	P	See § 17.42.180, Home Occupations
Vending Machines, Outdoor	-	-	-	-	P	
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses, for permit requirements for each type of temporary use					
<b>Nonconforming Uses</b>	See Chapter 17.37, Nonconforming Uses and Structures					
Notes:						
I. Allowed with an existing single family home on-site.						

### 17.07.030 Development Regulations

Table 17.07.030 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 table 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 17.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS**



	District					Additional Regulations	#
	RS	RP	RM	RH	RHMP		
<b>Lot and Density Standards</b>							
Minimum Lot Area (sq. ft.)	RS-43.6:43,560 RS-20: 20,000 RS-12: 12,000 RS-10: 10,000 RS-8: 8,000 RS-7: 7,000	varies	7,000	7,000	4,000		
Minimum Lot Width (ft.)	RS-43.6: 120 RS-20: 100 RS-12: 80 RS-10: 80 RS-8: 75 RS-7: 65	none	65	65	40		1
Maximum Lot Coverage	40%	30%	30%	40%	75%		
Maximum Density (units/net acre)	5	13	20	30	15		
Minimum Density (units/acre)	none	none	13	15	none		
<b>Building Form and Location</b>							
Maximum Building Height (ft.)	25	35 Inland Area; 25 Coastal Zone		35	25		2
Setbacks (ft.)	For RHMP, the setback standards apply to the perimeter of the Mobile Home Park.						
Front	20	-	20	20	20		3
Interior Side	5	5	5	5	5	(A)	4
Street Side	5	5	5	5	5	(A)	5
Rear	20(A)	10	10	10	15		6

<b>TABLE 17.07.030: DEVELOPMENT REGULATIONS—RESIDENTIAL DISTRICTS</b>	
<b>Additional Regulations (Applicable to All Residential Districts)</b>	
Paving	(B)
Efficiency Units	(C)
Garages	(D)

A. **Reduced Setbacks.**

1. 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.
2. The required rear setback may be reduced to 15 feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved permit.

B. **Paving.** The maximum amount of paving in front and street side yards is 50 percent of the required yard.

C. **Efficiency Units.** The following standards apply to multiple-unit dwellings with 500 square feet or less of net floor area.

1. **Required Internal Areas.**

- a. At least one habitable room with at least 150 square feet of net floor area, exclusive of closet space. In no case shall a habitable room or space contain less than 80 square feet in net floor area; and
- b. Food preparation areas must have at least 80 square feet of net floor area intended, arranged, designed or used for cooking or warming of food.

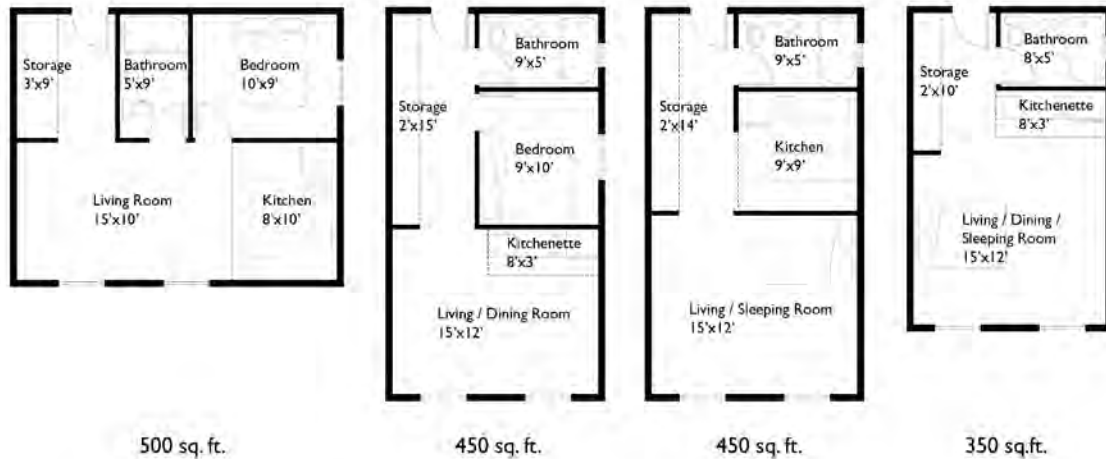
2. **Cooking Facilities.** The food preparation area must include a sink with hot and cold water, a counter with dedicated electrical outlets, and a permanently installed stove or range.

3. **Parking Required.** One space per two units plus one long-term bicycle parking space per unit in accordance with § 17.39.080(B), Long-Term Bicycle Parking.

4. **Common Open Space.** 10 square feet per unit must be provided. It may be common open space on the ground level or a rooftop, or an interior common area, excluding janitorial storage, laundry facilities, and common hallways.



**FIGURE 17.07.030(C): PROTOTYPE FLOOR PLAN FOR EFFICIENCY UNITS WITH 350 TO 500 SQUARE FEET**



5. **Density Calculation.** For density calculations, the Planning Commission may approve a density calculation in which each efficiency unit is considered to have a “dwelling unit equivalent” of 0.5, meaning a project with 20 efficiency units may be considered only to have a “dwelling unit equivalent” of 10 units.

**D. Garages.**

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. 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.
3. “Carriage-style” and other non-conventional sectional garage door styles can be approved to provide additional diversity and to better enhance the architectural themes.
4. 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.

**17.07.040 Additional Development Regulations for RS and RP Districts**

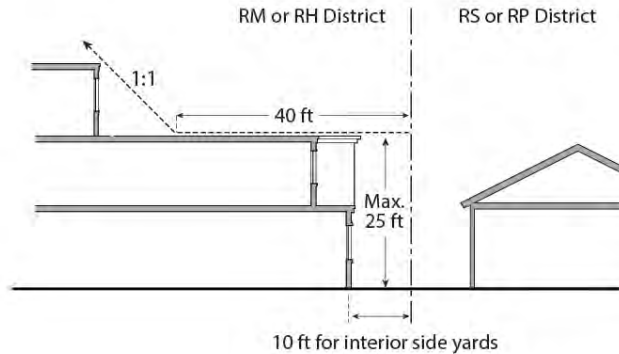
- A. **Residential Design.** The following standards apply to residential development of five or more units in the RS and RP Districts.

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/street-side/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 should 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.

#### **17.07.050 Additional Development Regulations for RM and RH Districts**

- A. **Transitional Standards.** Where an RM or RH District adjoins an interior lot line in an RS or RP District, the following standards apply:
  1. Within 40 feet of an RS or RP District boundary, the maximum building height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
  2. The minimum interior side setback from an RS or RP District boundary is 10 feet.

**FIGURE 17.07.050(A): TRANSITIONAL STANDARDS-RM AND RH DISTRICTS ADJACENT TO RS OR RP DISTRICT**



- B. Architectural Articulation to Reduce the Appearance of Building Bulk.** 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, upper-story setbacks, 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 building 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 on the side or rear of buildings is preferred. 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 20 feet from the street frontage is not feasible.

E. **Open Space.** Open space must be provided for all multiple-unit developments as follows:

1. RM Districts: 150 square feet per unit.
2. RH Districts: 100 square feet per unit.
3. Each unit must be provided a minimum of 60 square feet of private open space. The balance of the required open space may be provided as private or common open space.

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.

#### **17.07.060 Additional Development Regulations for RMHP District**

- A. **Transitional Standards.** Where an RMHP District adjoins an interior lot line in an RS or RP District, the minimum building setback from an RS or RP District boundary is 10 feet for interior side yards and 20 feet for rear yards.
- B. **Open Space.** A minimum of 100 square feet of open space must be provided per unit. Each unit must be provided a minimum of 60 square feet of private open space. The balance of the required open space may be provided as private or common open space.
- 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. **Privacy.** Site and building designs, including the placement of windows and structures, internal circulation and common areas, must achieve the maximum degree of privacy for individual units and individual exterior spaces.
- E. **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.

## Chapter 17.08 Commercial Districts

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### Sections:

- 17.08.010 Purpose and Applicability
- 17.08.020 Land Use Regulations
- 17.08.030 Development Regulations
- 17.08.040 Supplemental Regulations Applicable to all Commercial Districts

### 17.08.010 Purpose and Applicability

The purposes of the Commercial Districts are to:

- A. Designate adequate land for a full range of residential- and business-serving commercial uses and services, consistent with the General Plan, to maintain and strengthen the City's economic resources;
- B. Establish development and design standards that improve the visual quality of commercial development to ensure appropriate buffers and transitions to adjacent neighborhoods; and
- C. 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 provide for a wide range of retail commercial uses, including without limitation, larger scale commercial uses that service the community, region, and traveling public through implementation of the Regional Commercial (C-R) land use designation in the General Plan.

**CC Community Commercial.** This District is intended for relatively small commercial centers that provide convenience goods and services to the surrounding residential neighborhoods through implementation of the Community Commercial (C-C) land use designation in the General Plan. Mixed use, including residential development at densities up to 12 units per acre, is allowed in appropriate locations and in accordance with design, development, and operational requirements.

**OT Old Town.** This District is intended to permit a wide range of local- and community-serving retail and office uses to enhance the physical and economic environment for existing businesses and uses of the historic center by implementing the Old Town Commercial (OT) land use designation set forth in the General Plan. Residential uses may be approved only in conjunction with a permitted principal, non-residential use on the same site. Prescribed District regulations and development standards are intended to reinforce the character of the area as a pedestrian-oriented, retail business area with a mix of businesses and services and through consistency with the Goleta Old Town Heritage District architecture and design guidelines.

**VS Visitor-Serving Commercial.** This District is intended to provide for a range of commercial uses of low to moderate intensity, often at or near scenic locations that serve as destinations for visitors, through implementation of the Visitor Commercial (C-V) land use designation of the General Plan.

**CI Intersection Commercial.** This District is intended to provide for a limited range of commercial uses of low to moderate intensity at arterial intersections by implementing the Intersection or Highway Commercial (C-I) land use designation of the General Plan.

**CG General Commercial.** This District is intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan. 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 excessive noise, air emissions, hazardous materials, or excessive light and glare require approval of a Conditional Use Permit.

**17.08.020 Land Use Regulations**

Table 17.08.020 below prescribes the land use regulations for "Commercial" Districts.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

<b>TABLE 17.08.020: LAND USE REGULATIONS— COMMERCIAL DISTRICTS</b>							"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<b>Residential Uses</b>							
Residential Housing Types							
Multiple-Unit Dwelling	-	CU <sup>1</sup>	CU <sup>1</sup>	-	-	-	
Residential Care Facilities							
Small	-	P	P	-	-	-	
Large	-	CU	CU	-	-	-	See § 17.42.310, Residential Care Facilities, Large
Residential Facility, Assisted Living	-	-	-	-	-	CU <sup>1</sup>	

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Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Supportive Housing Transitional Housing	Subject only to those standards, zoning clearance, and permit procedures as they apply to other residential dwellings of the same type in the same zone.						
<b>Public and Semi-Public Uses</b>							
Colleges and Trade Schools	CU	CU	P	-	CU	CU	
Community Assembly	-	P	P	-	-	P	See § 17.42.090, Community Assembly
Community Garden	P	P	P	-	P	P	See § 17.42.100, Community Gardens
Cultural Institutions and Facilities	CU	CU	CU	CU	CU	-	
Day Care Facility	AU	AU	AU	-	-	-	
Emergency Shelter	CU	-	-	-	-	P	See § 17.42.120, Emergency Shelters
Government Buildings	P	P	P	-	P	P	
<b>Hospitals and Clinics</b>							
<i>Hospital</i>	CU	-	-	-	-	-	See § 17.42.190, Hospitals and Clinics
<i>Clinic</i>	AU	AU	AU	-	-	P	See § 17.42.190, Hospitals and Clinics
<i>Skilled Nursing Facility</i>	AU	AU	AU	-	-	P	See § 17.42.190, Hospitals and Clinics
Park and Recreation Facilities	-	-	-	AU	-	-	
Parking, Public or Private	AU	AU	AU	AU	AU	AU	See Chapter 17.39, Parking and Loading
Public Safety Facilities	P	P	P	P	P	P	
Schools, Private	CU	CU	P	-	CU	CU	
Social Service Facilities	AU	AU	AU	-	-	AU	
<b>Commercial Uses</b>							
Adult-Oriented Business	-	-	-	-	-	CU	See § 17.42.040, Adult-Oriented Businesses
<b>Animal Sales, Care and Services</b>							
<i>Animal Sales and Grooming</i>	P	P	P	-	-	P	
<i>Boarding, Kennel</i>	CU	CU	CU	-	-	CU	
<i>Veterinary Services</i>	P	P	P	-	-	P	
<b>Automobile/Vehicles Sales and Services</b>							
<i>Auction</i>	-	-	-	-	-	P	



<b>TABLE 17.08.020: LAND USE REGULATIONS— COMMERCIAL DISTRICTS</b>							"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<i>Automobile Rentals</i>	-	-	P	-	-	P	
<i>Automobile/Vehicle Sales and Leasing</i>	-	-	AU	-	-	AU	See § 17.42.060, Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Service and Repair, Major</i>	-	-	P <sup>2</sup>	-	-	AU	See § 17.42.070, Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Service and Repair, Minor</i>	-	-	P <sup>2</sup>	-	AU	P	See § 17.42.070, Automobile/Vehicle Service and Repair
<i>Service and Gas Stations</i>	CU	-	CU	-	P	P	See § 17.42.340, Service and Gas Stations
<i>Automobile/Vehicle Washing</i>	-	P	CU	-	P	P	See § 17.42.080, Automobile/Vehicle Washing
<b>Banks and Financial Institutions</b>							
<i>Bank, Credit Union</i>	P	P	P	-	-	P	
<i>Check-Cashing Business</i>	-	-	CU	-	-	P	
<i>Drive-Through Service</i>	CU	CU	-	-	CU	CU	See § 17.42.110, Drive-In and Drive-Through Facilities
<i>Building Materials, Sales, and Service</i>	P	P	CU	-	-	P	See § 17.42.270, Outdoor Sales
<i>Business Services</i>	-	P	P	-	-	P	
<i>Catering Service</i>	P	P	P	P	-	P	
<b>Commercial Entertainment and Recreation</b>							
<i>Banquet and Conference Center</i>	CU	-	CU	P	-	-	
<i>Cinemas</i>	P	P	-	P	-	-	
<i>Indoor Sports and Recreation</i>	P	P	CU	P	-	-	
<b>Eating and Drinking Establishments</b>							
<i>Bars/Night Clubs/ Lounges</i>	CU	CU	CU	CU	-	-	
<i>Restaurant, Full Service</i>	P	P	P	P	P	P	See § 17.42.260, Outdoor Dining and Seating
<i>Restaurants, Limited Service</i>	P	P	P	P	P	P	See § 17.42.260, Outdoor Dining and Seating
<i>Restaurant, Takeout Only</i>	P	P	-	-	P	P	

<b>TABLE 17.08.020: LAND USE REGULATIONS— COMMERCIAL DISTRICTS</b>							"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Restaurant with Drive Through	CU	CU	CU	CU	CU	CU	See § 17.42.110, Drive In and Drive Through Facilities; § 17.42.260, Outdoor Dining and Seating
Farmer's Markets	AU	AU	AU	AU	AU	AU	See § 17.42.140, Farmer's Markets
<b>Food and Beverage Sales</b>							
General Market	P	P	P	-	P	P	See § 17.42.270, Outdoor Sales; § 17.42.260, Outdoor Dining and Seating
Liquor Store	P	P	P	-	-	P	
Specialty Food Sales and Facilities	P	P	P	-	-	P	See § 17.42.270, Outdoor Sales; § 17.42.260, Outdoor Dining and Seating
Instructional Services	P	AU	P	-	-	P	
Live/Work Units	-	AU	AU	-	-	AU	See § 17.42.200, Live/Work Units
<b>Lodging and Visitor-Services</b>							
Hotels and Motels	P	P	CU	P	-	-	See § 17.42.210, Lodging and Visitor Services
Recreational Vehicle Parks	-	-	CU	CU	-	CU	
Time Share Use	-	-	-	P	-	-	See § 17.42.210, Lodging and Visitor Services
Maintenance and Repair Services	P	P	AU	-	-	P	
Media-Production Facility	AU	AU	-	-	-	P	
Mobile Food Facility/Vendor	P	P	P	P	P	P	See § 17.42.240, Mobile Food Facility/Vendor
Nurseries and Garden Centers	P	P	-	-	-	P	See § 17.42.250, Nurseries and Garden Centers; § 17.42.270, Outdoor Sales
<b>Offices</b>							
Business, Professional, and Technology	P	P	P	-	-	AU	
Medical and Dental	P	P	P	-	-	AU	
Walk-In Clientele	P	P	CU	-	-	-	
<b>Personal Services</b>							
General Personal Services	P	P	P	-	-	P	See § 17.42.280, Personal Services

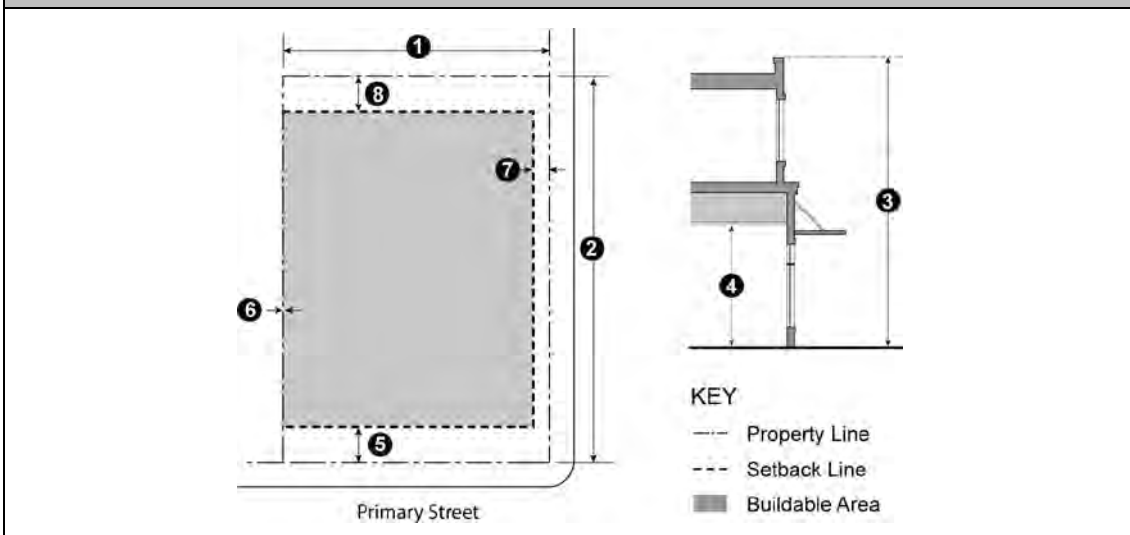
<b>TABLE 17.08.020: LAND USE REGULATIONS— COMMERCIAL DISTRICTS</b>							"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<i>Restricted Personal Services</i>	AU	AU	CU	-	-	P	See § 17.42.280, Personal Services
<b>Retail Sales</b>							
<i>General Retail</i>	P	P	P	-	-	P	See § 17.42.270, Outdoor Sales
<i>Large Format Retail</i>	P <sup>3</sup>	P <sup>3</sup>	-	-	-	-	See § 17.42.270, Outdoor Sales
<i>With Drive-Through</i>	CU	CU	-	-	-	CU	See § 17.42.110, Drive In and Drive Through Facilities
<b>Industrial Uses</b>							
Automobile Wrecking/Junk Yard	-	-	-	-	-	CU	
Construction and Material Yards	-	-	-	-	-	P	
Limited Industrial	-	-	-	-	-	AU	
<b>Vehicle/Equipment Facilities</b>							
<i>Heavy Vehicle and Large Equipment Sales Rental, Service, and Repair</i>	-	-	-	-	-	P	
<b>Wholesale Trade, Warehouse, Storage and Distribution</b>							
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	P	
<i>Outdoor Storage</i>	-	-	-	-	-	AU	
<i>Personal Storage</i>	-	-	-	-	-	AU	See § 17.42.290, Personal Storage
<i>Wholesaling and Distribution</i>	-	-	-	-	-	P	
<b>Transportation, Communication, and Utility Uses</b>							
<b>Communication Facilities</b>							
<i>Antennas and Transmission Towers</i>	See Chapter 17.43, Telecommunications Facilities						
<i>Facilities within Buildings</i>	-	-	-	-	-	P	
Light Fleet-Based Services	-	-	-	-	-	AU	
<b>Recycling Facilities</b>							
<i>Recycling Collection Facility</i>	AU	AU	AU	-	-	P	See § 17.42.300, Recycling Facilities
<i>Reverse Vending Machine</i>	P	P	P	P	P	P	See § 17.42.300, Recycling Facilities

<b>TABLE 17.08.020: LAND USE REGULATIONS— COMMERCIAL DISTRICTS</b>							"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
Utilities, Minor	P	P	P	P	P	P	
Wind Energy Conversion Systems	See Chapter 17.44, Wind Energy Conservation Systems						
<b>Accessory Uses</b>	See § 17.42.030, Accessory Uses.						
Animal Keeping	P	P	P	P	P	P	See § 17.42.050, Animal Keeping
Caretaker Unit	AU	AU	AU	AU	AU	AU	
Home Occupation	-	P	P	-	-	-	See § 17.42.180, Home Occupations
Live Entertainment	CU	CU	CU	CU	CU	CU	
Vending Machines, Outdoor	P	P	-	AU	AU	-	
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses for permit requirements for each type of temporary use						
<b>Nonconforming Uses</b>	Chapter 17.37, Nonconforming Uses and Structures						
Notes:							
1. Only in mixed-use developments.							
2. Only for pre-existing uses. Any significant expansion requires a Conditional Use Permit and a finding that the expansion is consistent with adjacent uses.							
3. Only on pre-existing sites.							

**17.08.030 Development Regulations**

Table 17.08.030, 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 table. 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.

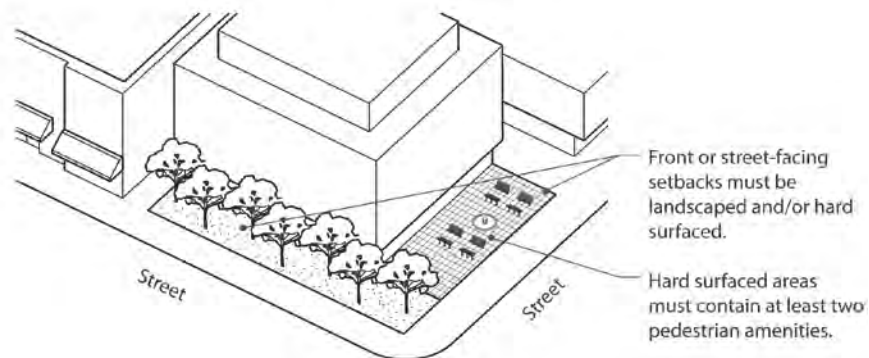
**TABLE 17.08.030: DEVELOPMENT REGULATIONS—COMMERCIAL DISTRICTS**



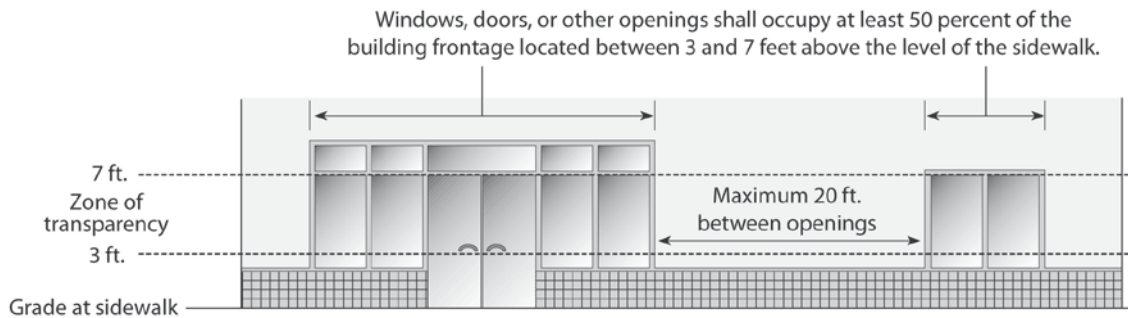
	District						Additional Regulations	#
	CR	CC	OT	VS	CI	CG		
<b>Lot and Density Standards</b>								
Minimum Lot Area (sq. ft.)	5,000	5,000	5,000	5,000	5,000	5,000		
Minimum Lot Width (ft.)	65	65	65	65	65	65		1
Minimum Lot Depth (ft.)	100	100	100	100	100	100		2
Maximum Density (Units/net acre)	N/A	12	20	N/A	N/A	20	See § 17.25.090, Mixed Use Development	
<b>Building Form and Location</b>								
Maximum Building Height (ft.)	35	35	30	35	25	35	(A)	3
Minimum 1 <sup>st</sup> Floor Ceiling Height (ft. clear)	12	12	12	12	12	12		4
Setbacks (ft.)	See also § 17.25.090, Mixed Use Development							
Front	20	10	0	15	10	10	(B)	5
Interior Side	5	5	0	20	5	0	(C)	6
Street Side	10	5	0	20	5	5	(B)	7
Rear	10	10	10	10	10	25	(C)	8
Maximum Lot Coverage	30%	40%	N/A	40%	30%	40%	(A)	
Minimum Landscaping	10%	10%	N/A	20%	5%	10%		
<b>Additional Regulations (Applicability of Additional Regulations: Y=Yes)</b>								
Building Design	Y	Y	Y	Y	Y	Y	(D)	
Ground Floor Transparency	Y	Y	Y	Y	Y	N/A	(E)	
Pedestrian Access	Y	Y	Y	Y	Y	N/A	(F)	
Limitations on Curb Cuts	Y	Y	Y	Y	Y	Y	(G)	
Transitional Standards	Y	Y	Y	Y	Y	Y	(H)	

- A. **Additional Height and Lot Coverage for Hotels.** In the Visitor-Serving Commercial District outside of the Coastal Zone, the following adjustments to the development standards are allowed by right for hotel buildings:
1. The maximum allowable structure height may increase to 65 feet; and
  2. The maximum lot coverage ratio may increase to 50 percent.
- 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 17.08.030(B): STREET-FACING SETBACKS**



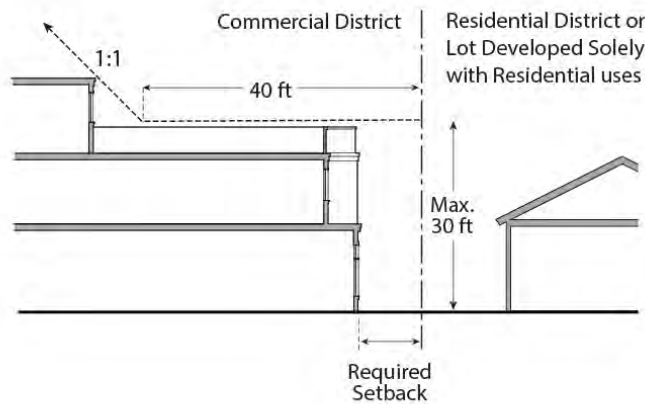
- C. **Adjacent to Residential Districts and Uses.** The minimum building setback from any R District boundary or lot developed solely with residential uses is 25 feet.
- D. **Building Design.** The exterior design of all buildings, including all facades, must be coordinated with regard to color, materials, 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.
- E. **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.

**FIGURE 17.08.030(E): GROUND-FLOOR TRANSPARENCY**

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 transparency 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.
- 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. 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; and
  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. **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.
- H. **Transitional Standards.** Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet. From these points, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.

**FIGURE 17.08.030(H): TRANSITIONAL STANDARDS-COMMERCIAL DISTRICTS ADJACENT TO RESIDENTIAL DISTRICTS AND USES**



**17.08.040 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. **Conditional Use Permit Required.** Commercial centers are subject to Conditional Use Permit approval.
    - a. *Application Contents.* In addition to any other required application contents, applications for Conditional Use Permits for commercial centers must, at a minimum, include the following:
      - (1) Location, size, and configuration of any structures, including buildings, signs, lighting, waste compactors and recycling facilities and enclosures, and walls/fencing;



- 
- (2) Circulation and parking plans, including pedestrian and bike circulation, and loading areas or docks;
  - (3) Nearest or on-site transit facilities, as applicable;
  - (4) Landscaping, courtyards, outdoor seating areas, and other active and passive open spaces; and
  - (5) Operational and management plans (i.e., maintenance plan) to address shopping carts, recycling, stormwater runoff, etc.
- b. *Allowable Changes to Approved Plans.*
- (1) Subsequent changes to use of tenant spaces within a commercial center do not require modification to the approved Conditional Use Permit, unless the proposed use modifies the physical layout of the site and/or exterior changes warrant further Design Review Board review.
  - (2) The replacement of existing structures does not require a new or revised Conditional Use Permit if the new structure:
    - i. Has the same or a smaller footprint, total square footage, and height; and
    - ii. The new structure is not intended for a proposed use that requires a use permit from the City.
2. **Separate Permits.** Individual businesses must obtain their own permits. An amendment to the permit for the Conditional Use Permit is not required.
3. **Site Layout.**
- a. *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, and attractive landscaping, including trees or raised planters. Entry plazas may be counted toward the public plaza requirements.
  - b. *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.
    - (1) 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.

- c. *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, public restrooms, or performance areas.
- d. *Circulation.*
  - (1) On-site circulation must occur on private access easements. If the site consists of multiple lots, a reciprocal access and parking agreement must be recorded by the property owners and a copy filed with the City; and
  - (2) On-site pedestrian, bicycle, and vehicular circulation system must minimize pedestrian/bicycle/vehicle conflicts.
- e. *Landscape Buffer Adjacent to Residential Districts.* In addition to any other landscaping, screening, and buffering requirements of this Title, the following landscaped buffer areas must be provided on the commercial center side of property boundary adjacent to an R District.

<b>TABLE 17.08.040(A)(3): WIDTH OF LANDSCAPING BUFFER</b>	
<i>Site Area (acres)</i>	<i>Minimum Width of Landscaping Buffer (feet)</i>
Less than 10	15
10 - 25	30
Over 25	50

If an existing development has existing physical constraints (structures, parking, circulation, etc.) that limit the amount of landscaping that can be provided when there is an addition or renovation, the Planning Commission may approve a reduced amount of landscaped buffer area.

- f. *Sidewalks.* Sidewalks must be provided along the full length of any side of a structure that features a customer entrance and along any side of a structure that abuts a public parking area. Where there is no storefront window, sidewalks must be located at least six feet from the façade of the structure to provide planting beds for foundation landscaping.
- g. *Service Areas.* Service areas (e.g., loading docks, trash areas, shopping cart storage and similar uses) must not encroach into a required setback between the commercial center and an R District.

- (1) Loading and unloading areas must be oriented away from street side elevations, whenever possible, and screened from public view in compliance with § 17.25.080, Fences and Freestanding Walls;
  - (2) Trash enclosures must comply with § 17.25.110, Refuse, Recycling, and Green Waste Storage Areas; and
  - (3) Storage areas for shopping carts must be located so as to not interfere with fire lanes or pedestrian, vehicle, or other circulation.
4. **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.** Commercial centers on sites greater than 10 acres 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 are 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. **Sidewalks.** Sidewalks must be provided meeting ADA standards, if none already exist or if the existing sidewalks are noncompliant with ADA standards.

## Chapter 17.09 Office Districts

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### Sections:

17.09.010	Purpose and Applicability
17.09.020	Land Use Regulations
17.09.030	Development Regulations

### 17.09.010 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; and
- B. Establish development and design standards that create a unified and distinctive character, contribute to the pedestrian environment, and ensure appropriate transitions and buffers between business parks and offices and residential uses.

Additional purposes of each Office District:

**BP Business Park.** This District is intended to provide for well-designed business parks that provide employment opportunities to the community and surrounding area through implementation of the Business Park (I-BP) land use designation of the General Plan.

**OI Office Institutional.** This District is intended to provide areas for existing and future office-based uses by implementing the Office and Institutional (I-OI) land use designation in the General Plan. 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.

### 17.09.020 Land Use Regulations

Table 17.09.020 below prescribes the land use regulations for Office Districts.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

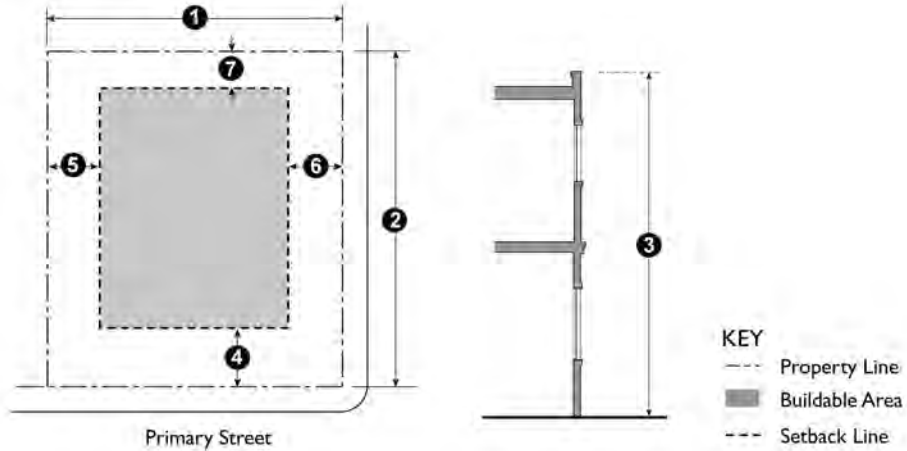
<b>TABLE 17.09.020: LAND USE REGULATIONS— OFFICE DISTRICTS</b>			"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Standards</i>
	<i>BP</i>	<i>OI</i>	
<b>Residential Uses</b>			
Residential Housing Types			
<i>Multiple-Unit Dwelling</i>	-	CU <sup>1</sup>	
Supportive Housing and Transitional Housing	Subject only to those standards, zoning clearance, and permit procedures as they apply to other residential dwellings of the same type in the same zone.		
<b>Public and Semi-Public Uses</b>			
Colleges and Trade Schools	-	CU	
Community Assembly	-	P	See § 17.42.090 Community Assembly
Day Care Facility	AU	AU	
Emergency Shelters	P	-	See § 17.42.120, Emergency Shelter
Government Buildings	P	P	
Hospitals and Clinics			
<i>Clinic</i>	AU	AU	See § 17.42.190, Hospitals and Clinics
Social Service Facilities	AU	AU	
<b>Commercial Uses</b>			
Business Services	P	P	
Eating and Drinking Establishments			
<i>Restaurants, Full-Service</i>	P	P	See § 17.42.260, Outdoor Dining and Seating
<i>Restaurant, Take-Out Only</i>	P	P	
Farmer's Markets	AU	AU	See § 17.42.140, Farmer's Markets
Lodging and Visitor-Services			
<i>Hotels and Motels</i>	CU <sup>2</sup>	CU <sup>2</sup>	See § 17.42.210, Lodging and Visitor Services
Mobile Food Facility/Vendor	P	P	See § 17.42.240, Mobile Food Facility/Vendor
Offices			
<i>Business, Professional, and Technology</i>	P	P	
<i>Medical and Dental</i>	-	P	
<i>Walk-In Clientele</i>	-	AU	
Personal Services			
<i>General Personal Services</i>	P	P	See § 17.42.280, Personal Services
<b>Industrial Uses</b>			
Limited Industrial	AU	-	
R&D and Technology	P	P	

<b>TABLE 17.09.020: LAND USE REGULATIONS— OFFICE DISTRICTS</b>			"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "-." - Use Not allowed
Uses	District		Additional Standards
	BP	OI	
Wholesale Trade, Warehouse, Storage and Distribution			
<i>Indoor Warehousing and Storage</i>	P <sup>3</sup>	-	
<b>Transportation, Communication, and Utility Uses</b>			
Communication Facilities			
<i>Antennas and Transmission Towers</i>	See Chapter 17.43, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
Heliports	-	CU <sup>4</sup>	See § 17.42.170, Heliports
Recycling Facilities			
<i>Recycling Collection Facility</i>	AU	AU	See § 17.42.300, Recycling Facilities
<i>Reverse Vending Machine</i>	P	P	See § 17.42.300, Recycling Facilities
Utilities, Minor	P	P	
Wind Energy Conversion System (WECS)	See Chapter 17.44, Wind Energy Conservation Systems		
<b>Accessory Uses</b>	See § 17.42.030, Accessory Uses.		
Animal Keeping	P	P	See § 17.42.050, Animal Keeping
Caretaker Unit	P	P	
Home Occupations	P	P	See § 17.42.180, Home Occupations
Live Entertainment	CU	CU	
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses for permit requirements for each type of temporary use.		
<b>Nonconforming Uses</b>	Chapter 17.37, Nonconforming Uses and Structures		
Notes:			
1. Only in mixed-use developments.			
2. Only in the Hotel Overlay identified in the General Plan.			
3. Only if it is in association with a permitted use.			
4. Helipads permitted only for emergency landing.			

### 17.09.030 Development Regulations

Table 17.09.030 prescribes development regulations for Office Districts for permitted and conditional uses. Letters in parenthesis in the "Additional Regulations" column refer to regulations following the table. 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 REGULATIONS—OFFICE DISTRICTS**

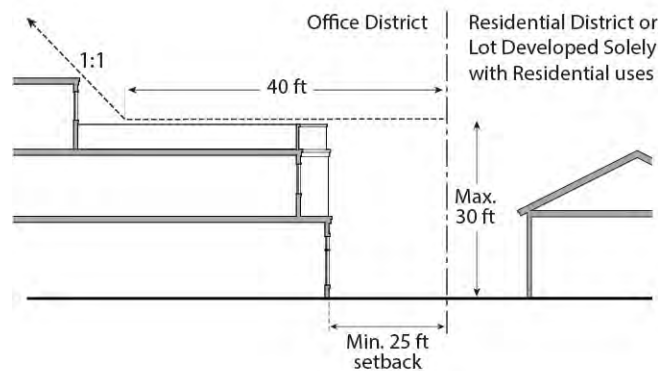


	District		Additional Standards	#
	BP	OI		
<b>Lot and Density Standards</b>				
Minimum Lot Area (sq. ft.)	10,000	10,000		
Minimum Lot Width (ft.)	100	100		①
Minimum Lot Depth (ft.)	100	100		②
Maximum Density (Units/acre)	N/A	20	See § 17.25.090, Mixed Use Development	
<b>Building Form and Location</b>				
Maximum Building Height (ft.)	35	35	(A)	③
Minimum 1st Floor Ceiling Height (ft. clear)	12	12		
Setbacks (ft.)	See also § 17.25.090, Mixed Use Development for upper-story setbacks for residential uses in mixed-use development			
Front	10	10		④
Interior Side	0	0	(A)	⑤
Street Side	10	10		⑥
Rear	10	10	(A)	⑦
Maximum Lot Coverage	35%	40%		
<b>Additional Regulations</b>				
Buildings Near State Highways			(B)	
Limitations on Curb Cuts			(C)	
Minimum Landscaping	20%	10%		
Parking Location			(D)	
Sidewalks			(E)	



- A. **Transitional Standards.** Where an Office District adjoins an interior lot line in a R District or of a lot developed solely with residential uses, the following standard applies:
1. The minimum building setback is 25 feet from an R District boundary or lot line of a lot developed solely with residential uses.
  2. Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 30 feet. From these points, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.

**FIGURE 17.09.030(A): TRANSITIONAL STANDARDS-OFFICE DISTRICTS ADJACENT TO RESIDENTIAL DISTRICTS AND USES**



- B. **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.
- C. **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.
- D. **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.

- E. **Sidewalks.** Sidewalks must be provided meeting ADA standards, if none already exist or if the existing sidewalks are noncompliant with ADA standards.

## Chapter 17.10 Industrial Districts

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### 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 Industrial Districts are to:

- A. Provide appropriately located areas for a range of employment-creating economic activities, including those that may have the potential to generate off-site impacts, to minimize impacts on surrounding neighborhoods while promoting a robust economy, and
- B. 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.

The specific purposes of each Industrial District are as follows:

**IS Service Industrial.** 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 through implementation of the Service Industrial (I-S) land use designation in the General Plan.

**IG General Industrial.** 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 by implementing the General Industrial (I-G) land use designation in the General Plan.

### 17.10.020 Land Use Regulations

Table 17.10.020 below prescribes the land use regulations for Industrial Districts.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

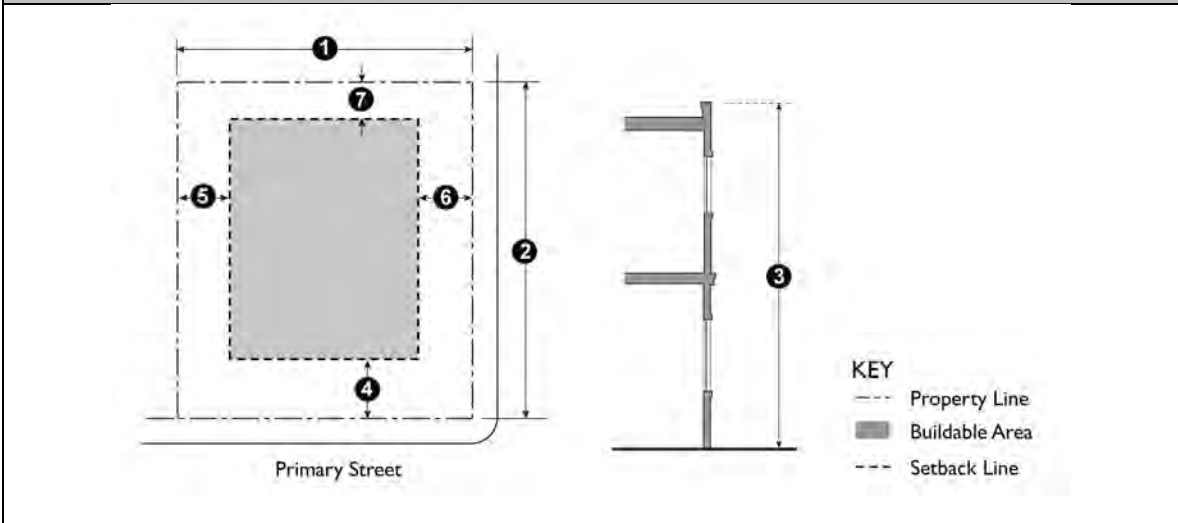
<b>TABLE 17.10.020: LAND USE REGULATIONS— INDUSTRIAL DISTRICTS</b>			"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Standards</i>
	<i>IS</i>	<i>IG</i>	
<b>Agricultural Uses</b>			
Agricultural Processing	-	CU	
<b>Public and Semi-Public Uses</b>			
Community Garden	P	P	See § 17.42.100, Community Gardens
Emergency Shelter	-	P	See § 17.42.120, Emergency Shelters
Government Buildings	-	P	
Hospitals and Clinics			
<i>Clinics</i>	CU	CU	
<i>Skilled Nursing Facility</i>	CU	CU	See § 17.42.190, Hospitals and Clinics
<b>Commercial Uses</b>			
Automobile/Vehicles Sales and Services			
<i>Auction</i>	P	-	
<i>Automobile Rentals</i>	P	P	
<i>Automobile/Vehicle Sales and Leasing</i>	P	P	See § 17.42.060, Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Services and Repair, Major</i>	AU	P	See § 17.42.070, Automobile Services and Repair
<i>Automobile/Vehicle Services and Repair, Minor</i>	AU	P	See § 17.42.070, Automobile Services and Repair
<i>Service and Gas Stations</i>	-	P	See § 17.42.340, Service and Gas Station
Building Materials, Sales, and Service	-	P	See § 17.42.270, Outdoor Sales
Catering Service	P	P	
Mobile Food Facility/Vendor	P	P	See § 17.42.240, Mobile Food Facility/Vendor
<b>Industrial Uses</b>			
Automobile Wrecking/Junk Yard	CU	CU	
Construction and Material Yards	P	P	
Custom Manufacturing	P	P	
General Manufacturing	-	P	
Limited Industrial	P	P	
Oil and Gas Facilities	-	CU	See Chapter 17.38, Oil and Gas Facilities
R&D and Technology	-	P	
Vehicle/Equipment Facilities			
<i>Heavy Vehicle and Large Equipment, Sales/Rental, Service, and Repair</i>	P	P	

<b>TABLE 17.10.020: LAND USE REGULATIONS— INDUSTRIAL DISTRICTS</b>			"P" - Permitted Use, Zoning Clearance "AU" - Administrative Use Permit required "CU" - Conditional Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>District</i>		<i>Additional Standards</i>
	<i>IS</i>	<i>IG</i>	
<i>Towing Services</i>	P	P	
<i>Vehicle Storage</i>	P	P	
<b>Wholesale Trade, Warehouse, Storage and Distribution</b>			
<i>Chemical, Mineral and Explosives Storage</i>	CU	CU	See Chapter 17.17, -AE Airport Environs Overlay District
<i>Indoor Warehousing and Storage</i>	P	P	
<i>Outdoor Storage</i>	P	P	
<i>Personal Storage</i>	P	P	See § 17.42.290, Personal Storage
<i>Wholesaling and Distribution</i>	P	P	
<b>Transportation, Communication, and Utility Uses</b>			
<b>Communication Facilities</b>			
<i>Antennas and Transmission Towers</i>	See Chapter 17.43, Telecommunications Facilities		
<i>Facilities within Buildings</i>	P	P	
<i>Freight/Truck Terminals and Warehouses</i>	AU	AU	
<i>Heliport</i>	CU	CU	See § 17.42.170, Heliports
<b>Recycling Facilities</b>			
<i>Recycling Processing Facility</i>	-	CU	See § 17.42.300, Recycling Facilities
<i>Reverse Vending Machine</i>	P	P	See § 17.42.300, Recycling Facilities
<i>Transportation Passenger Terminal</i>	AU	AU	
<i>Utilities, Minor</i>	P	P	
<i>Wind Energy Conversion System (WECS)</i>	See Chapter 17.44, Wind Energy Conservation Systems		
<b>Accessory Uses</b>	See § 17.42.030, Accessory Uses.		
<i>Animal Keeping</i>	P	P	See § 17.42.050, Animal Keeping
<i>Caretaker Unit</i>	AU	AU	
<i>Live Entertainment</i>	CU	CU	
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses for permit requirements for each type of temporary use.		
<b>Nonconforming Uses</b>	Chapter 17.37, Nonconforming Uses and Structures		

### 17.10.030 Development Regulations

Table 17.10.030 prescribes development regulations for Industrial Districts. Letters in parenthesis in the "Additional Regulations" column refer to regulations following the table. 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.

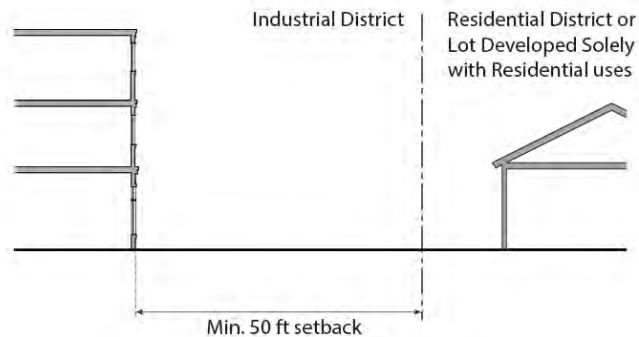
**TABLE 17.10.030: DEVELOPMENT REGULATIONS—INDUSTRIAL DISTRICTS**



	District		Additional Standards	#
	IS	IG		
<b>Lot and Density Standards</b>				
Minimum Lot Area (sq. ft.)	10,000	10,000		
Minimum Lot Width (ft.)	100	100		1
Maximum Lot Coverage	50%	50%		2
<b>Building Form and Location</b>				
Maximum Building Height (ft.)	35	35	(A)	3
Setbacks (ft.)				
Front	20	20		4
Interior Side	10	10	(B)	5
Street Side	10	20		6
Rear	10	10	(B)	7
<b>Additional Regulations</b>				
Minimum Landscaping	10%	10%		
Maximum Intensity of Employment	25 persons per acre		See Chapter 17.17, -AE Airport Environs Overlay District	
Separation of Parking		(C)		
Sidewalks		(D)		
Building Design Near State Highways		(E)		
Limitations on Curb Cuts		(F)		
Parking Location		(G)		

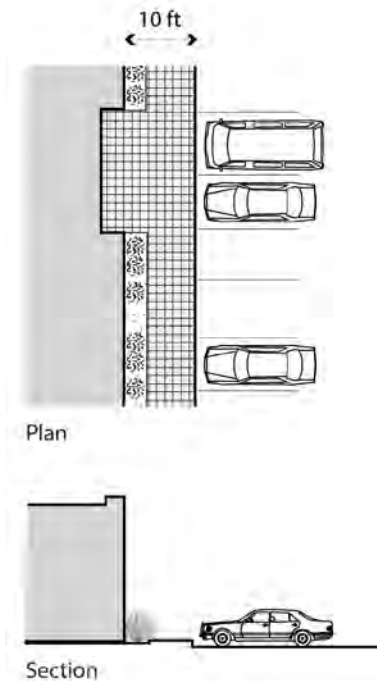
- A. **Additional Height with Conditional Use Permit Approval.** The maximum allowable structure height may be increased to 45 feet with a Conditional Use Permit.
- B. **Transitional Standards.** The minimum building setback from any R District boundary or lot developed solely with residential uses is 50 feet. The Planning Commission may reduce this setback with a Conditional Use Permit on narrow lots, subject to screening and use limitations to ensure no adverse impacts on adjacent residential uses.

**FIGURE 17.10.030(B): TRANSITIONAL STANDARDS-INDUSTRIAL DISTRICTS ADJACENT TO RESIDENTIAL DISTRICTS AND USES**



- C. **Separation of Parking Areas.** 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 17.10.030(C): SCREENING AND SEPARATION OF PARKING AREAS**



- D. **Sidewalks.** Sidewalks must be provided meeting ADA standards, if none already exist or if the existing sidewalks are noncompliant with ADA standards.
- E. **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.
- F. **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.
- G. **Parking Location.** Parking must be located at the side or rear of buildings wherever possible. Customer parking must be located near the office area.



## Chapter 17.11 Public and Quasi-Public District

### Sections:

- 17.11.010 Purpose and Applicability  
 17.11.020 Land Use Regulations  
 17.11.030 Development Regulations

### 17.11.010 Purpose and Applicability

The purposes of the PQ Public and Quasi-Public District are to:

- A. Provide areas for various types of Public and Quasi-Public facilities needed to serve residents, businesses, and visitors by implementing the Public and Quasi-Public Land Use (P-QP) land use designation in the General Plan; and
- B. Ensure that the development and operation of Public and Quasi-Public uses protects and enhances the character and quality of life of surrounding residential areas and that their uses are compatible with adjoining uses.

### 17.11.020 Land Use Regulations

Table 17.11.020 below prescribes the land use regulations for the Public and Quasi-Public District.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

<b>TABLE 17.11.020: LAND USE REGULATIONS— PUBLIC AND QUASI-PUBLIC DISTRICTS</b>		"P" - Permitted Use, Zoning Clearance "AU" - Administrative Permit required "CU" - Use Permit required "- " - Use Not allowed
Uses	District	Additional Regulations
	PQ	
<b>Public and Semi-Public Uses</b>		
Cemetery	CU	
Colleges and Trade Schools	P	
Community Assembly	P	See § 17.42.090, Community Assembly
Community Garden	P	See § 17.42.100, Community Gardens
Cultural Institutions and Facilities	P	
Day Care Facility	P	

<b>TABLE 17.11.020: LAND USE REGULATIONS— PUBLIC AND QUASI-PUBLIC DISTRICTS</b>		"P" - Permitted Use, Zoning Clearance "AU" - Administrative Permit required "CU" - Use Permit required "- " - Use Not allowed
<i>Uses</i>	<i>District</i>	<i>Additional Regulations</i>
	<i>PQ</i>	
Government Buildings	P	
Hospitals and Clinics		
<i>Hospital</i>	CU	See § 17.42.190, Hospitals and Clinics
<i>Clinic</i>	CU	See § 17.42.190, Hospitals and Clinics
Park and Recreation Facilities	P	
Schools, Private	P	
<b>Commercial Uses</b>		
Commercial Entertainment and Recreation		
<i>Banquet and Conference Center</i>	CU	
<i>Outdoor Entertainment</i>	CU	
<i>Outdoor Recreation</i>	CU	
<i>Indoor Sports and Recreation</i>	CU	
Farmer's Market	AU	See § 17.42.140, Farmer's Markets
<b>Transportation, Communication, and Utility Uses</b>		
Communication Facilities		
<i>Antenna and Transmission Towers</i>	See Chapter 17.43, Telecommunications Facilities	
Utilities		
Transportation Passenger Terminal	AU	
<i>Major</i>	CU	
<i>Minor</i>	P	
Wind Energy Conversion System (WECS)	See Chapter 17.44, Wind Energy Conservation Systems	
<b>Accessory Uses</b>	See § 17.42.030, Accessory Uses.	
Animal Keeping	P	See § 17.42.050, Animal Keeping
Caretaker Unit	AU	
Live Entertainment	CU	
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses for permit requirements for each type of temporary use.	
<b>Nonconforming Uses</b>	Chapter 17.37, Nonconforming Uses and Structures	

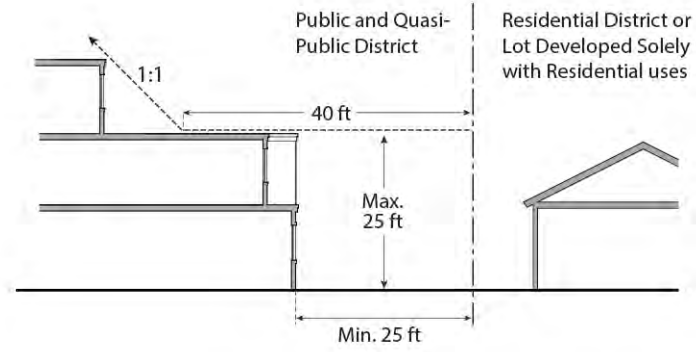
### 17.11.030 Development Regulations

Table 17.11.030 below prescribes development regulations for the Public and Quasi-Public Districts. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the table. Regulations applicable to multiple districts are in Part IV of this Title.

<b>TABLE 17.11.030: DEVELOPMENT REGULATIONS— PUBLIC AND QUASI-PUBLIC DISTRICTS</b>		
	<i>District</i>	<i>Additional Regulations</i>
	<i>PQ</i>	
<b>Lot and Density Standards</b>		
Minimum Site Area (sq. ft.)	10,000	
Maximum Lot Coverage	30%	
<b>Building Form and Location</b>		
Maximum Building Height (ft.)	35	(A)
Setbacks (ft.)		
<i>Front</i>	20	
<i>Interior Side</i>	10	(A)
<i>Street Side</i>	10	
<i>Rear</i>	10	(A)
<b>Additional Regulations</b>		
Minimum Landscaping	25%	

- A. **Transitional Standards.** Where a Public and Quasi-Public District adjoins an interior lot line in an R District or of a lot developed solely with residential uses, the following standards apply:
1. Within 40 feet of an R District boundary or a lot line of a lot developed solely with residential uses, the maximum height is 25 feet. From this point, the building height may be increased one foot for each additional foot of upper-story building setback to the maximum building height.
  2. The minimum building setback from an R District boundary or lot line of a lot developed solely with residential uses is 25 feet.

**FIGURE 17.11.030(A): TRANSITIONAL STANDARDS—PUBLIC AND QUASI-PUBLIC DISTRICT ADJACENT TO RESIDENTIAL DISTRICTS AND USES**



## Chapter 17.12 Open Space and Agricultural Districts

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### 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 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 Open Space and Agricultural District are as follows:

**OSPR Open Space – Passive Recreation.** This District is intended for the conservation of both public and private open space areas with significant environmental values or resources, wildlife habitats, significant views, and other open space values by implementation of the Open Space/Passive Recreation land use designation in the General Plan.

**OSAR Open Space – Active Recreation.** This District is intended for existing or planned areas for public parks and active recreational activities and facilities through implementation of the Open Space/Active Recreation land use designation in the General Plan. Individual recreational areas may include a mix of passive and active recreational features or improvements.

**AG Agriculture.** This District is intended to preserve agricultural land and reserve vacant lands suitable for agriculture through implementation of the Agriculture land use designation of the General Plan.

**17.12.020 Land Use Regulations**

Table 17.12.020 below prescribes the land use regulations for Open Space and Agricultural Districts.

Use classifications are defined in Chapter 17.70, Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

<b>TABLE 17.12.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS</b>				"P" - Permitted Use, Zoning Clearance "AU" - Administrative Permit required "CU" - Use Permit required "- " - Use Not allowed
Uses	District			Additional Regulations
	OSPR	OSAR	AG	
<b>Residential Uses</b>				
Farmworker Housing	See § 17.42.150, Farmworker Housing			
Farmworker Housing Complex	-	-	P	See § 17.42.150, Farmworker Housing
<b>Residential Housing Types</b>				
Single-Unit Dwelling, Detached	-	-	P	
Family Day Care, Small	-	-	P	
Residential Care Facility, Small	-	-	P	
Supportive Housing Transitional Housing	Subject only to those standards, zoning clearance, and permit procedures as they apply to other residential dwellings of the same type in the same zone.			
<b>Public and Semi-Public Uses</b>				
Community Garden	P	P	P	See § 17.42.100, Community Gardens
Park and Recreation Facilities	CU <sup>1</sup>	P	-	
Parking, Public or Private	CU <sup>2</sup>	CU <sup>2</sup>		
Sustainable Living Research Site	-	-	CU	See § 17.42.350, Sustainable Living Research Site
<b>Commercial Uses</b>				
<b>Commercial Entertainment and Recreation</b>				
Outdoor Entertainment	-	CU	-	
Outdoor Recreation	-	CU	-	
Indoor Sports and Recreation	-	P	-	
<b>Transportation, Communication, and Utility Uses</b>				
<b>Communication Facilities</b>				
Antenna and Transmission Towers	See Chapter 17.43, Telecommunications Facility			

<b>TABLE 17.12.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS</b>				"P" - Permitted Use, Zoning Clearance "AU" - Administrative Permit required "CU" - Use Permit required "- " - Use Not allowed
Uses	District			Additional Regulations
	OSPR	OSAR	AG	
Utilities, Minor	-	-	P	
Wind Energy Conversion System (WECS)	See Chapter 17.44, Wind Energy Conservation Systems			
<b>Agricultural Uses</b>				
Agricultural Processing	-	-	CU	
Agricultural-Support Services	-	-	CU	
Animal Raising	-	-	P	
Crop Cultivation	-	-	P	
Greenhouse	-	-	P	
Produce Stand	-	-	P <sup>3</sup>	
<b>Accessory Uses</b>	§ 17.42.030, Accessory Uses			
Animal Keeping	-	P	P	See § 17.42.050, Animal Keeping
Caretaker Units	-	P	-	
Home Occupation	-	-	P	See § 17.42.180, Home Occupations
<b>Temporary Uses</b>	See § 17.42.360, Temporary Uses for permit requirements for each type of temporary use			
<b>Nonconforming Uses</b>	Chapter 17.37, Nonconforming Uses and Structures			
Notes:				
1. Limited to restrooms and essential facilities for the care and maintenance of the open space.				
2. Limited to public parking for the recreational use.				
3. Limited to 200 square feet of gross floor area.				

**17.12.030 Development Regulations**

Table 17.12.030, below, prescribes development regulations for the Open Space and Agricultural Districts. Letters in parenthesis in the “Additional Regulations” column refer to regulations following the table. Regulations applicable to multiple districts are in Part IV of this Title.

<b>TABLE 17.12.030: DEVELOPMENT REGULATIONS - OPEN SPACE AND AGRICULTURAL DISTRICTS</b>				
	<i>Types</i>			<i>Additional Regulations</i>
	<i>OSPR</i>	<i>OSAR</i>	<i>AG</i>	
<b>Lot and Density Standards</b>				
Minimum Site Area (acres)	N/A	N/A	AG-5: 5 AG-10: 10 AG-40: 40	
<b>Building Form and Location</b>				
Maximum Building Height (ft.)	14	25	35	
Maximum Lot Coverage	5%	20%	Greenhouses are limited to 10% lot coverage	
<b>Setbacks (ft.)</b>				
<i>Front</i>	10	10	20	(A)
<i>Interior Side</i>	10	10	20	(A)(B)
<i>Street Side</i>	10	10	20	(A)
<i>Rear</i>	10	10	20	(A) (B)

- A. **Required Setbacks.** Lots that contain one gross acre or less are subject to the setback regulations of the RS Single-Family Residential District.
- B. **Transitional Standards.** The minimum building setback from any R District boundary or lot developed solely with residential uses is 25 feet.



## Chapter 17.13 Planned Development District

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### Sections:

17.13.010	Purpose
17.13.020	Applicability
17.13.030	Procedures
17.13.040	Required Findings
17.13.050	Conditions of Approval
17.13.060	Expiration and Extensions; Modifications

### 17.13.010 Purpose

The -PD Planned Development District is intended 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 approaches to development and site planning with 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.

### 17.13.020 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 17.62, Development Agreements, is required for the approval of a development application within a Planned Development District.

**17.13.030 Procedures**

- A. **Reference to Rezoning Procedures.** Applications for approval of a Planned Development District will be processed pursuant to Chapter 17.63, Amendments to Zoning Regulations and Zoning Map.
- 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 17.53, Common Procedures and Chapter 17.55, Use Permits, although additional information is required to be submitted in order to determine that the intent of the 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 final action on the proposed rezoning.
- C. **Decision-Making Bodies.** The Planning Commission will make a recommendation to the City Council regarding a requested Planned Development District following a public hearing. The City Council then must approve, conditionally approve or deny the proposed Planned Development District rezoning following a public hearing concurrently, or following action of a -PD rezoning application. The Planning Commission may grant a Planned Development use permit. The City Council also may approve a Development Agreement in accordance with applicable law for a project in a –PD District.
- 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.
- 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 § 17.53.030, Preliminary Review Process.
- F. **Planned Development District and Use Permit Requirements.** Applications for approval of a Planned Development Permit must contain all of the following information:
  - 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 Zoning Administrator to ascertain if the project meets the required findings for a Planned Development Permit.

#### **17.13.040 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 in addition to the findings required for all Conditional Use Permits:

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 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 extremely low, very low, low and moderate 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.

**17.13.050 Conditions of Approval**

In approving a Planned Development District, the City Council 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.

**17.13.060 Expiration and Extensions; Modifications**

Planned Development Use Permits are effective and may be extended or modified as provided for use permits in Chapter 17.53, 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, as applicable, approves phased development, the Planned Development Use Permit remains in effect that 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.

**Chapter 17.14      Reserved**

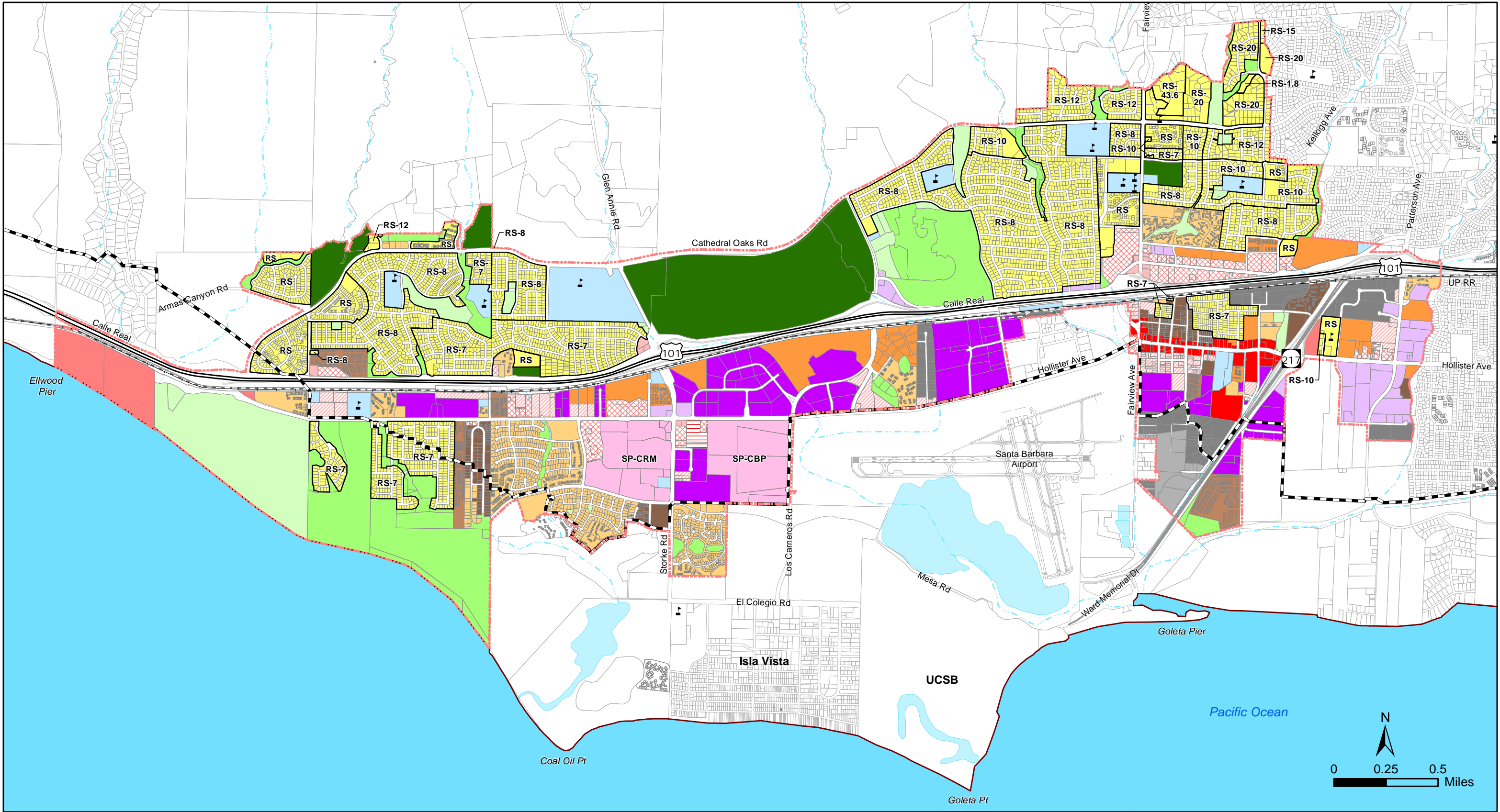
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**Chapter 17.15      Reserved**

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**Chapter 17.16      Reserved**

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**Residential Districts**

- RS Single Family Residential
- RP Planned Residential
- RM Medium Density Residential
- RH High Density Residential
- RMHP Mobile Home Park

**Commercial Districts**

- CR Regional Commercial
- CC Community Commercial
- OT Old Town
- VS Visitor Serving Commercial
- CI Intersection Commercial
- CG General Commercial

**Office and Industrial Districts**

- BP Business Park
- OI Office and Institutional
- IS Service Industrial
- IG General Industrial

**Other Districts**

- PQ Public/Quasi Public
- OSAR Open Space/Active Recreation
- OSPR Open Space/Passive Recreation
- AG Agriculture
- SP Specific Plan
  - CRM Camino Real Marketplace
  - CBP Cabrillo Business Park

**Other Features**

- Goleta City Boundary
- Coastal Zone Boundary
- Creeks
- Schools
- # Minimum Lot Area (in 1,000s)

**CITY OF GOLETA ZONING MAP DRAFT**

November 2015



**PART III**  
**OVERLAY DISTRICTS**

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## **Chapter 17.17 –AE Airport Environs Overlay District**

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### **Sections:**

17.17.010	Purpose
17.17.020	Applicability
17.17.030	Consultation Required
17.17.040	Use Restrictions
17.17.050	Residential Interior Noise-Level Reduction
17.17.060	Regulations for Airspace Protection
17.17.070	Avigation Easement and Overflight Notification

### **17.17.010 Purpose**

The purpose of the –AE Airport Environs Overlay District is to regulate land uses within the Airport Influence Area consistent with the adopted Airport Land Use Plan for Santa Barbara County (ALUP), and to limit the height of structures and appurtenances (including vegetation) within these areas. The intent is to protect the safety of people both in the air and on the ground, to reduce and avoid noise and safety conflicts between airport operations and surrounding land uses, and to preserve navigable airspace around the Santa Barbara Municipal Airport.

### **17.17.020 Applicability**

The standards and regulations of this Chapter apply within the Airport Influence Area of the Santa Barbara Municipal Airport shown on the Zoning Map. As used herein, “Airport” means the Santa Barbara Municipal Airport. Regulations in the –AE Overlay District modify and supplement the base zoning district regulations. In cases where the regulations of the –AE Overlay District conflict with the regulations of the base zoning district, the more restrictive regulations take precedence.

### **17.17.030 Consultation Required**

The City of Goleta must consult with staff of the Airport Land Use Commission (ALUC) and the Santa Barbara Airport Department for development projects within the clear or approach zones as defined in the Santa Barbara County Airport Land Use Plan (ALUP), as well as any development proposed within the 60 dBA CNEL noise exposure contour as depicted on the Noise contour map in the most recent ALUC-adopted ALUP.

**17.17.040 Use Restrictions**

- A. **General.** No use may be made of land or water within the AE Overlay District in such a manner that would:
1. Create a “Hazard to Air Navigation,” as determined by the Federal Aviation Administration (FAA);
  2. Result in glare in the eyes of pilots using the airport;
  3. Make it difficult for pilots to distinguish between airport lights and others;
  4. Impair visibility in the vicinity of the airport;
  5. Create steam or other emissions that cause thermal plumes or other forms of unstable air;
  6. Create electrical interference with navigation signals or radio communication between the airport and aircraft;
  7. Create an increased attraction for wildlife which could pose bird strike hazards to aircraft in flight; or
  8. Otherwise, in any way, endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.
- B. **Airport Clear Zones.** The following uses are not permitted within the Airport Clear Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.
1. Residential development of any type.
  2. Hazardous installations or materials such as, but not limited to, oil or gas storage and explosive or highly flammable materials.
  3. Any use which may result in a concentration of people greater than the ALUC’s review threshold of 25 persons per gross acre.
- C. **Airport Approach Zones.** The following uses are not permitted within the Airport Approach Zones unless such use is found consistent with the ALUP by the ALUC or is approved by the City Council upon a two-thirds vote with specific findings that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.

1. Residential development except new single-family construction on existing recorded lots, and rebuilding and alteration projects that do not increase onsite residential density.
2. Any use which may result in a concentration of people greater than the ALUC's review threshold of 25 persons per gross acre.

#### **17.17.050 Residential Interior Noise-Level Reduction**

New residential development exposed to sounds above 60 CNEL shall be subject to an acoustical analysis showing that all structures have been designed to limit interior noise levels in any habitable room to 45 CNEL.

#### **17.17.060 Regulations for Airspace Protection**

A. **Height Limitations.** The criteria for determining the acceptability of a project with respect to height must be based upon the standards set forth in Title 14 of the Code of Federal Regulations (CFR) Part 77, Subpart C, *Objects Affecting Navigable Airspace (14 CFR 77C)*. Additionally, where an FAA aeronautical study of a proposed object is required in accordance with 14 CFR 77C, the results of that study must be taken into account by the decision-maker.

1. **Maximum Height.**
  - a. Except as provided below, no object, including a mobile or temporary object, such as a construction crane, can have a height that would result in penetration of any obstruction surface depicted in the applicable Airport Land Use Plan.
  - 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 14 CFR 77.
2. **Exception.** Outside the primary surface and the approach or transitional surfaces, no object, by virtue of the –AE Overlay District provisions, must be limited to a height of less than 35 feet above the ground even if the object would penetrate a 14 CFR 77 surface, and thus constitute an obstruction.

B. **FAA Notification.** Any person proposing construction or alteration within the AE Overlay District must submit notification of the proposal to the FAA if such construction or alteration exceeds one of the following height standards:

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.

**17.17.070 Avigation Easement and Overflight Notification**

- A. **Aviation Easement Dedication.** An aviation easement for noise and safety must be dedicated to the City of Santa Barbara for any development within an Airport Clear Zone or Airport Approach Zone.
  
- B. **Overflight Notification.** If no aviation easement is otherwise provided for residential development, 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 (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 or Covenants, Conditions, and Restrictions (CC&Rs).

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## Chapter 17.18 –AHO Affordable Housing Overlay District

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### Sections:

17.18.010	Purpose
17.18.020	Applicability
17.18.030	Affordable Housing Requirement
17.18.040	Increased Density with State Density Bonus Program
17.18.050	Fee Waivers

### 17.18.010 Purpose

The -AHO Affordable Housing Overlay District is intended to enable development of affordable housing on the Central Hollister Affordable Housing Opportunity Sites, consistent with the General Plan. The –AHO District serves to implement the General Plan Housing Element policy of providing new housing that addresses affordable housing needs in the City by establishing development regulations for designated housing opportunity sites.

### 17.18.020 Applicability

The standards and regulations of this Chapter apply to the Central Hollister Housing Opportunity Sites, as shown with an –AHO extension on the Zoning Map. Except as provided in this Chapter, all standards and regulations in Chapter 17.29, Inclusionary Housing Program also apply.

### 17.18.030 Affordable Housing Requirement

Any new for-sale residential development project that includes more than five dwelling units must provide for-sale units, as listed below. This requirement supersedes the percentage requirements for inclusionary housing, established in Subsection 17.29.040(B), Inclusionary Housing Requirements.

- A. **Affordability Housing Requirement by Income Category.** The provision of affordable housing shall be provided as follows:
1. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to extremely low- and very low-income households.
  2. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to low-income households.
  3. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to moderate-income households.

4. Five percent of the total number of for-sale units within the project shall be provided at prices affordable to above moderate- income households earning 120 to 200 percent of the median income.
- B. **No Reduction Allowed.** No reduction in these individual percentages is permitted for any reason.

#### **17.18.040 Increased Density with State Density Bonus Program**

All development in the -AHO District is eligible to participate in the State density bonus program, under the provisions of Chapter 17.28, Density Bonuses and Other Incentives.

#### **17.18.050 Fee Waivers**

- A. **Processing Fees.** Those projects that provide at least 20 percent of the units for extremely low, very low and low income households are entitled to a fee waiver for all the processing fees associated with the various applications for development.
- B. **Other Fees.** Projects are entitled to a reduction in all other fees in an amount that corresponds to the increase in allowable density granted. Any project requesting a reduction or waiver of an impact fee, park dedication fee, or other fee(s) in excess of that percentage reduction must apply for the requested reduction or waiver, which is then subject to a discretionary review and approval process. The City Council is the final decision maker for any such request.

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## Chapter 17.19 –H Hospital Overlay District

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### Sections:

17.19.010	Purpose
17.19.020	Applicability
17.19.030	Permit and Processing Requirements
17.19.040	Additional Height
17.19.050	Lot Coverage

### **17.19.010 Purpose**

The -H Hospital Overlay District is intended to support the needs of the Goleta Valley Cottage Hospital and related medical services.

### **17.19.020 Applicability**

The standards of this Chapter apply to sites designated with an -H extension on the Zoning Map. Except as provided in the Chapter, all new structures and development as well as alterations to existing structures must comply with the requirements of the base zone district.

### **17.19.030 Permit and Processing Requirements**

All new structures and development as well as alterations to existing structures within the H Overlay District must be subject to Design Review and Conditional Use Permit approval. No permits for development within the Hospital Overlay project will be issued except in conformance with an approved Conditional Use Permit.

### **17.19.040 Additional Height**

The maximum allowable structure height may be increased to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided that no building exceeds three stories in height and the height is the minimum height necessary to comply with applicable State hospital construction standards and/or technical requirements.

### **17.19.050 Lot Coverage**

The maximum lot coverage may be increased from 40 percent to 60 percent for hospitals and to 50 percent for medical office buildings.



## **Chapter 17.20 –MP Master Plan Overlay District**

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### **Sections:**

17.20.010	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	Minimum Lot Size; Maximum Number of Dwelling Units
17.20.070	Approval of a Master Plan
17.20.080	Amendments to Adopted Master Plan
17.20.090	Expiration and Renewal; Changed Plans
17.20.100	Plan Review

### **17.20.010 Purpose**

The -MP Master Plan Overlay District is intended 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 is required for all development, consistent with the provisions of § 17.20.070.

### **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 accordance 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 any interested person. 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 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.

#### **17.20.070 Approval of a Master Plan**

- A. **General Procedures.** An application for approval of a Master Plan must be processed as a Zoning Regulation and Zoning Map Amendment in accord with the provisions of Chapter 17.63.
- B. **Required Findings.** In addition to the findings required by Chapter 17.63, 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.

#### **17.20.080 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 Regulation and Zoning Map Amendment prescribed by Chapter 17.63.

**17.20.090 Expiration and Renewal; Changed Plans**

- A. **Expiration.** A Master Plan becomes void five 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 five 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 at least 60 days before lapse of the original approval.
- C. **Modified Plans.** A request for changing 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.

**17.20.100 Plan Review**

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

## Chapter 17.21 –OTH Old Town Heritage Overlay District

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### Sections:

17.21.010	Purpose
17.21.020	Applicability
17.21.030	Permit and Processing Requirements
17.21.040	Build-to Area, Hollister Frontage
17.21.050	Building Length and Articulation

### 17.21.010 Purpose

The -OTH Old Town Heritage District Overlay is intended to guide development of prominent Old Town parcels to enhance the image of Old Town, ensure development of a distinctive and unified streetscape, and contribute to a more pedestrian oriented downtown area.

### 17.21.020 Applicability

The standards of this Chapter apply to sites designated with an -OTH extension on the Zoning Map. Except as provided in this Chapter, all new structures and development as well as alterations to existing structures must comply with the requirements of the base zone district and citywide standards contained in Part IV of this Ordinance.

### 17.21.030 Permit and Processing Requirements

- A. **Preliminary Review Process Required.** Preliminary review pursuant to § 17.53.030, Preliminary Review Process, is required for all development within the -OTH Overlay District.
- B. **Design Review Required.** All new structures and development as well as alterations to existing structures within the -OTH Overlay District are subject to Design Review. When conducting Design Review, the Design Review Board must find that the project is consistent with the goals and objectives of the Heritage District Guidelines.

### 17.21.040 Build-to Area, Hollister Frontage

On parcels that have Hollister frontage, new structures must be built without setback from the front property line. Exceptions may be granted if it can be clearly demonstrated that the pedestrian character of the sidewalk and street frontage will be better maintained and enhanced by the alternative design. Examples of such exceptions include setbacks for front yard patios and courtyards that enhance pedestrian access to retail commercial areas.

**17.21.050 Building Length and Articulation**

Buildings that have wall planes over 50 feet in length must divide the wall plane into smaller parts. This may be accomplished through a change of plane, projections or recesses, fenestration, changes in material, and other treatments that serve to provide variation in the wall plane.

**Chapter 17.22      Reserved**

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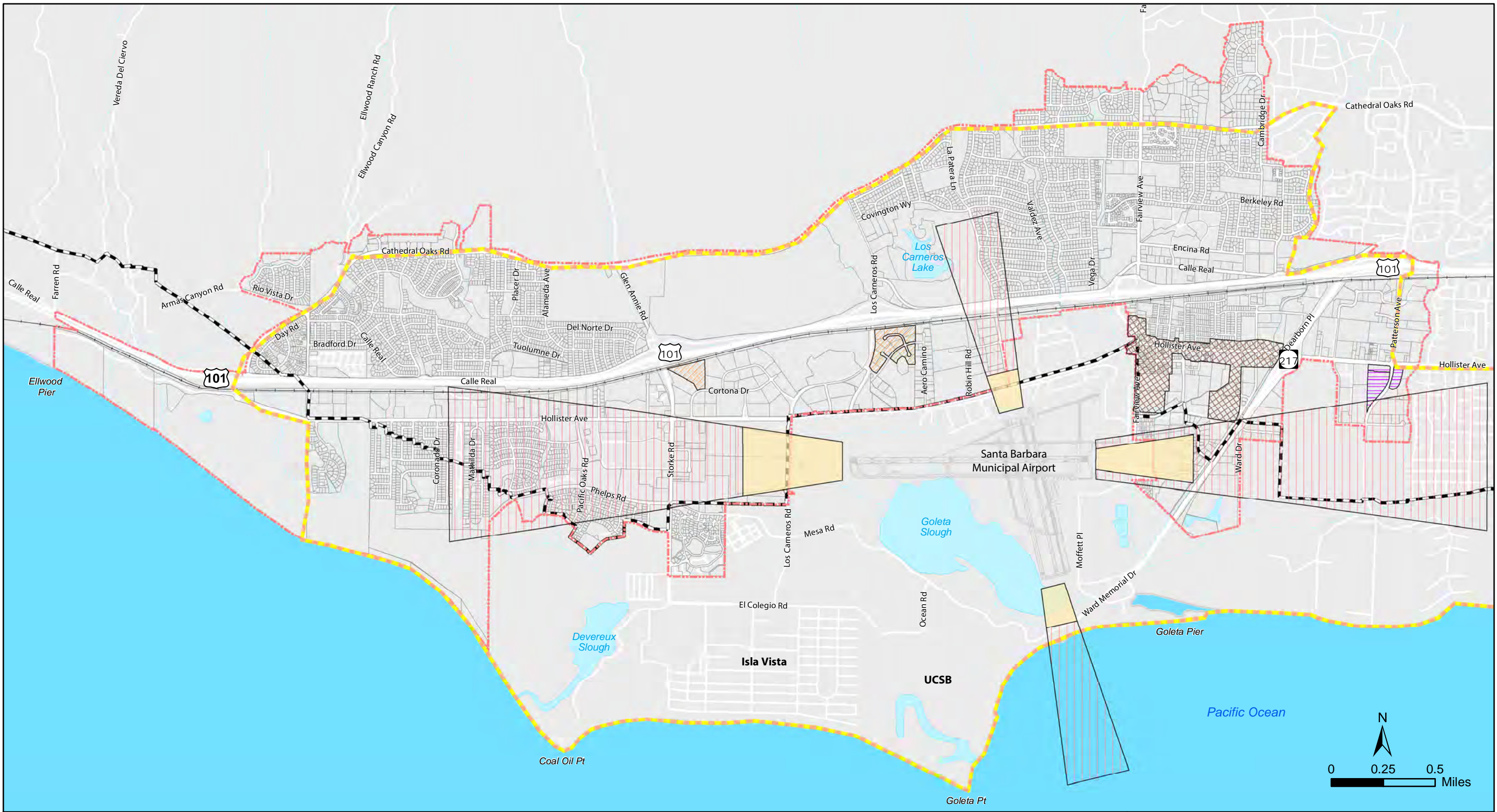
**Chapter 17.23      Reserved**

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


**Chapter 17.24      Reserved**




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**Zoning Overlay Districts**

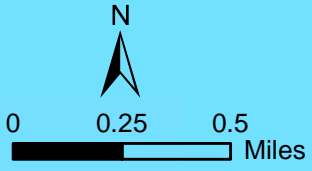
- Overlay Zones**
-  AHO Affordable Housing Overlay
  -  H Hospital Overlay
  -  OTH Old Town Heritage Overlay
  -  MP Master Plan Overlay  
(No mapped designation proposed for ordinance adoption)

- AE Overlay Zone**
-  Clear Zone
  -  Approach Zone
  -  Airport Influence Area

- Other Features**
-  Goleta City Boundary
  -  Coastal Zone Boundary

**CITY OF GOLETA ZONING OVERLAY DISTRICTS DRAFT**

November 2015





Attachment 2

Land Use Comparison Table:  
General Plan to Public Review Draft Zoning Ordinance



**Attachment 2: Land Use Comparison Table: General Plan to Public Review Draft Zoning Ordinance (1/25/16)**

*GP = General Plan; DZO = Draft Zoning Ordinance. Note: The uses from the GP and DZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft Zoning Ordinance. If you wish to provide feedback on the draft zoning provisions, refer to the Draft Zoning Ordinance and provide comments on the provisions included in the Public Review Draft Zoning Ordinance, not on this table.*

Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
GP: Single Family Detached (one per lot)	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Single-Unit Dwelling, Detached	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Single-Family Attached and Detached Dwellings	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Single-Unit Dwelling, Attached	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Multiunit Apartment Dwellings	-	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Residential Units	-	-	-	-	-	-	X	X	-	-	-	-	X	-	-	-	-	-	-
DZO: Multiple-Unit Dwelling	-	P	P	P	-	-	CU	CU	-	-	-	-	CU	-	-	-	-	-	-
GP: Mobile Home Parks	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Mobile Home Parks	-	-	-	-	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Secondary (Accessory) Residential Units	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Secondary Dwelling Unit	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GP: Assisted-Living Residential Units	-	-	X	X	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-
DZO: Residential Facility, Assisted Living	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	-	-
DZO: Residential Care Facilities, Large	-	CU	CU	CU	-	-	CU	CU	-	-	CU	-	-	-	-	-	-	-	-
GP: Caretaker Unit	-	-	-	-	-	X	X	X	X	-	X	X	X	X	X	-	-	X	X
DZO: Caretaker Unit	-	-	-	-	-	AU	AU	AU	AU	AU	AU	P	P	AU	AU	-	-	P	AU
GP: Farmworker Residential Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Farmworker Housing Complex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Religious Institutions	X	X	X	X	-	-	X	X	-	-	X	-	X	-	-	-	-	-	X
DZO: Community Assembly	P	P	P	P	-	-	P	P	-	-	P	-	P	-	-	-	-	-	P
GP: Small-Scale Residential Care Facility	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Residential Care Facilities, Small	P	P	P	P	P	-	P	P	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Day Care Center	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	X
DZO: Family Day Care, Small	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	-	-	-
DZO: Day Care Facility	-	-	-	-	-	AU	AU	AU	-	-	-	AU	AU	-	-	-	-	-	P
GP: Public and Quasi-public Uses	X	X	X	X	-	X	X	X	-	X	X	X	X	X	X	X	-	-	X
DZO: Community Garden	AU	AU	CU	CU	CU	P	P	P	-	P	P	-	-	P	P	P	P	P	P
DZO: Social Service Facilities	-	-	-	-	-	AU	AU	AU	-	-	AU	AU	AU	-	-	-	-	-	-
DZO: Park and Recreation Facilities	AU	AU	AU	AU	AU	-	-	-	AU	-	-	-	-	-	-	-	P	CU	P

**Attachment 2: Land Use Comparison Table: General Plan to Public Review Draft Zoning Ordinance (1/25/16)**

*GP = General Plan; DZO = Draft Zoning Ordinance. Note: The uses from the GP and DZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft Zoning Ordinance. If you wish to provide feedback on the draft zoning provisions, refer to the Draft Zoning Ordinance and provide comments on the provisions included in the Public Review Draft Zoning Ordinance, not on this table.*

Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
																		*	
DZO: Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-
DZO: Cultural Institutions and Facilities	-	-	-	-	-	CU	CU	CU	CU	CU	-	-	-	-	-	-	-	-	P
DZO: Emergency Shelters	-	-	-	-	-	CU	-	-	-	-	P	P	-	-	P	-	-	-	-
DZO: Government Buildings	-	-	-	-	-	P	P	P	-	P	P	P	P	-	P	-	-	-	P
DZO: Hospitals and Clinics, Hospital	-	-	-	-	-	CU	-	-	-	-	-	-	-	-	-	-	-	-	CU
DZO: Hospitals and Clinics, Clinic	-	-	-	-	-	AU	AU	AU	-	-	P	AU	AU	CU	CU	-	-	-	CU
DZO: Hospitals and Clinics, Skilled Nursing Facility	-	-	-	-	-	AU	AU	AU	-	-	P	-	-	CU	CU	-	-	-	-
DZO: Parking, Public or Private	-	-	-	-	-	AU	AU	AU	AU	AU	AU	-	-	-	-	-	CU	CU	-
DZO: Schools, Private	-	-	-	-	-	CU	CU	P	-	CU	CU	-	-	-	-	-	-	-	P
DZO: Colleges and Trade Schools	-	-	-	-	-	CU	CU	P	-	CU	CU	-	CU	-	-	-	-	-	P
DZO: Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU
DZO: Sustainable Living Research Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-
GP: Home Occupations	X	X	X	X	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Home Occupation	P	P	P	P	P	-	P	P	-	-	-	P	P	-	-	P	-	-	-
GP: Large-Scale Retail Establishments	-	-	-	-	-	X	X	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Large Format Retail (80,000 s/f and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-
GP: General Merchandise	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
GP: Apparel and Specialty Stores	-	-	-	-	-	X	X	X	-	-	X	-	-	-	-	-	-	-	-
DZO: General Retail	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Food and Drug Stores	-	-	-	-	-	X	X	X	-	X	X	-	-	-	-	-	-	-	-
DZO: General Market	-	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	-
DZO: Liquor Store	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
DZO: Specialty Food Sales and Facilities	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
GP: Building/Landscape Materials and Equipment	-	-	-	-	-	X	X	X	-	-	X	-	X	-	X	-	-	-	-
DZO: Building Materials, Sales, and Service	-	-	-	-	-	P	P	CU	-	-	P	-	-	-	P	-	-	-	-
DZO: Nurseries and Garden Centers	-	-	-	-	-	P	P	-	-	-	P	-	-	-	-	-	-	-	-

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Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
DZO: Large Format Retail (80,000 s/f and larger).	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	
GP: Eating and Drinking Establishments	-	-	-	-	-	X	X	X	X	X	X	X	X	-	-	-	-	-	-
DZO: Bars/Night Clubs/Lounges.	-	-	-	-	-	CU	CU	CU	CU	-	-	-	-	-	-	-	-	-	-
DZO: Restaurant, Full Service	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-
DZO: Restaurant, Limited Service	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	--
DZO: Restaurant, Take-Out Only	-	-	-	-	-	P	P	-	-	P	P	P	P	-	-	-	-	-	
DZO: Restaurant with Drive Through	-	-	-	-	-	CU	CU	CU	CU	CU	CU	-	-	-	-	-	-	-	
DZO: Mobile Food Facility/Vendor	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-
GP: Other Retail Trade Establishments	-	-	-	-	-	X	X	X	X	-	X	X	X	-	-	-	-	-	-
GP: Coastal Related Commercial	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
GP: Finance, Insurance, and Real Estate	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
GP: Information Technology Services	-	-	-	-	-	-	-	-	-	-	X	X	X	-	-	-	-	-	-
GP: Professional Services	-	-	-	-	-	-	X	X	-	-	X	-	X	-	-	-	-	-	-
DZO: Offices, Business, Professional, and Technology	-	-	-	-	-	P	P	P	-	-	AU	P	P	-	-	-	-	-	-
DZO: Offices, Walk-In Clientele	-	-	-	-	-	P	P	CU	-	-	-	-	AU	-	-	-	-	-	-
GP: Personal Services	-	-	-	-	-	X	X	X	-	-	X	X	X	-	-	-	-	-	-
DZO: General Personal Services	-	-	-	-	-	P	P	P	-	-	P	P	P	-	-	-	-	-	
DZO: Restricted Personal Services	-	-	-	-	-	AU	AU	CU	-	-	P	-	-	-	-	-	-	-	
DZO: Maintenance and Repair Services	-	-	-	-	-	P	P	AU	-	-	P								
GP: Business Services	-	-	-	-	-	-	X	X	-	-	X	X	X	-	-	-	-	-	-
DZO: Business Services	-	-	-	-	-	-	P	P	-	-	P	P	P	-	-	-			
GP: Medical and Health-Related Services	-	-	-	-	-	X	X	X	-	-	X	-	X	-	-	-	-	-	-
DZO: Offices, Medical and Dental	-	-	-	-	-	P	P	P	-	-	AU	-	P	-	-	-	-	-	-
GP: Educational Services	-	-	-	-	-	-	-	X	-	-	X	-	X	-	-	-	-	-	-
DZO: Instructional Services	-	-	-	-	-	P	AU	P	-	-	P	-	-	-	-	-	-	-	-
GP: Entertainment and Recreation Services	-	-	-	-	-	X	X	X	X	-	-	-	X	-	-	-	-	-	-
DZO: Banquet and Conference Center.	-	-	-	-	-	CU	-	CU	P	-	-	-	-	-	-	-	-	-	CU
DZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU

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Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
DZO: Indoor Sports and Recreation	-	-	-	-	-	P	P	CU	P	-	-	-	-	-	-	-	-	P	CU
DZO: Cinemas	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-
DZO: Outdoor Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU
GP: Building and Construction Services	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
DZO: Construction and Material Yards	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
GP: Other Services	-	-	-	-	-	X	X	X	X	X	X	-	-	X	X	-	-	-	-
DZO: Animal Sales and Grooming	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
DZO: Boarding, Kennel	-	-	-	-	-	CU	CU	CU	-	-	CU	-	-	-	-	-	-	-	-
DZO: Veterinary Services	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
DZO: Adult-Oriented Business	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-	-	-	-	-
DZO: Banks and Financial Institutes, Bank, Credit Union	-	-	-	-	-	P	P	P	-	-	P	-	-	-	-	-	-	-	-
DZO: Banks and Financial Institutes, Drive-Through	-	-	-	-	-	CU	CU	-	-	CU	CU	-	-	-	-	-	-	-	-
DZO: Banks and Financial Institutes, Check Cashing Business	-	-	-	-	-	-	-	CU	-	-	P	-	-	-	-	-	-	-	-
GP: Resorts	-	-	-	-	-	-	-	-	X	-	-	-	-	-	-	-	-	-	-
DZO: Time Share Use	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
GP: Hotels, Motels, Bed and Breakfast Inns	-	-	-	-	-	X	X	X	X	-	-	-	-	-	-	-	-	-	-
DZO: Hotels and Motels	-	-	-	-	-	P	P	CU	P	-	-	CU	CU	-	-	-	-	-	-
GP: RV Parks	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-	-	-	-	-
DZO: Recreational Vehicle Parks	-	-	-	-	-	-	-	CU	CU	-	CU	-	-	-	-	-	-	-	-
GP: Other Visitor Services and Attractions	-	-	-	-	-	-	-	-	X	-	X	-	-	-	-	-	-	-	-
GP: (Retail –) Automotive Sales and Rentals	-	-	-	-	-	-	-	X	-	-	X	-	-	X	X	-	-	-	-
DZO: Automobile/Vehicle Sales and Leasing	-	-	-	-	-	-	-	AU	-	-	AU	-	-	P	P	-	-	-	-
DZO: Auction	-	-	-	-	-	-	-	-	-	-	P	-	-	P	-	-	-	-	-
DZO: Automobile Rentals	-	-	-	-	-	-	-	P	-	-	P	-	-	P	P	-	-	-	-
GP: Auto Repair and Painting	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
DZO: Automobile/Vehicle Service and Repair, Major	-	-	-	-	-	-	-	P	-	-	AU	-	-	AU	P	-	-	-	-

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Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
DZO: Automobile/Vehicle Service and Repair, Minor	-	-	-	-	-	-	-	P	-	AU	P	-	-	AU	P	-	-	-	
GP: Auto Wrecking Yard/Junk Yard	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
DZO: Automobile Wrecking/Junk Yard	-	-	-	-	-	-	-	-	-	-	CU	-	-	CU	CU	-	-	-	-
GP: Auto Service (Gas) Station	-	-	-	-	-	X	-	X	-	X	X	-	-	-	X	-	-	-	-
DZO: Service and Gas Stations	-	-	-	-	-	CU	-	CU	-	P	P	-	-	-	P	-	-	-	
GP: Car Wash	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-	-	-	-	
DZO: Automobile/Vehicle Washing	-	-	-	-	-	-	P	CU	-	P	P	-	-	-	-	-	-	-	
GP: General Wholesale Trade	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
DZO: Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
GP: Warehousing – General	-	-	-	-	-	-	-	-	-	-	X	X	-	X	X	-	-	-	-
DZO: Indoor Warehousing and Storage	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	-	-	-	
DZO: Chemical, Mineral and Explosives Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU				
GP: Warehousing – Self-Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	
DZO: Personal Storage	-	-	-	-	-	-	-	-	-	-	AU	-	-	P	P	-	-	-	
GP: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	X	-	-	X	X	-	-	-	-
DZO: Outdoor Storage	-	-	-	-	-	-	-	-	-	-	AU	-	-	P	P	-	-	-	
GP: General Manufacturing – No Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	X	-	X	X	-	-	-	-
DZO: Limited Industrial	-	-	-	-	-	-	-	-	-	-	AU	AU	-	P	P				
DZO: Custom Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
DZO: General Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
GP: General Manufacturing – Potential Noxious Impacts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	-
DZO: General Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
DZO: Oil and Gas Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-
GP: Research and Development	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Scientific and Similar Instruments	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
GP: Bio-Medical Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-

**Attachment 2: Land Use Comparison Table: General Plan to Public Review Draft Zoning Ordinance (1/25/16)**

GP = General Plan; DZO = Draft Zoning Ordinance. Note: The uses from the GP and DZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft Zoning Ordinance. If you wish to provide feedback on the draft zoning provisions, refer to the Draft Zoning Ordinance and provide comments on the provisions included in the Public Review Draft Zoning Ordinance, not on this table.

Use	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
GP: Other Advanced Technology	-	-	-	-	-	-	-	-	-	-	-	X	X	-	X	-	-	-	-
DZO: R&D and Technology	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	-
GP: Transportation (other than right-of-way)	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-
DZO: Heavy Vehicle and Large Equipment Sales/Rental, Service, and Repair	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	-	-	-	-
DZO: Towing Services	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
DZO: Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
DZO: Light Fleet-Based Services	-	-	-	-	-	-	-	-	-	-	AU	-	-	-	-	-	-	-	-
DZO: Freight/Truck Terminals and Warehouses	-	-	-	-	-	-	-	-	-	-	-	-	-	AU	AU	-	-	-	-
GP: Wireless Communications/Telecommunications	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	-	-	X
DZO: Antenna and Transmission Towers	See Chapter 17.43, Telecommunications Facilities																		
DZO: Facilities within Buildings	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-
GP: Utilities	-	-	-	-	-	-	-	-	-	-	-	X	X	-	-	-	-	-	-
DZO: Utilities, Major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU
DZO: Utilities, Minor.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P
DZO: Wind-Energy-Conversion System (WECS).	Varies by system. See WECS Chapter 17.44, Wind Energy Conversion Systems																		
GP: Orchards and Vineyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Row Crop Production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Specialty Agriculture and Floriculture	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Crop Cultivation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Livestock Grazing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
GP: Small-Scale Confined Animal Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Animal Raising	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Small-Scale Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Agricultural Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	-	-	-
GP: Small-Scale Greenhouses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Greenhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-



**Attachment 2: Land Use Comparison Table: General Plan to Public Review Draft Zoning Ordinance (1/25/16)**

*GP = General Plan; DZO = Draft Zoning Ordinance. Note: The uses from the GP and DZO are not always identical and as such, compared uses are not always a one-to-one match. This table is provided as a tool to facilitate review of the Draft Zoning Ordinance. If you wish to provide feedback on the draft zoning provisions, refer to the Draft Zoning Ordinance and provide comments on the provisions included in the Public Review Draft Zoning Ordinance, not on this table.*

<b>Use</b>	RS	RP	R M	RH	R M HP	CR	CC	OT	VS	CI	CG	BP	OI	IS	IG	AG	OS PR	OS AR	PQ
GP: Sale of On-Site Agricultural Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Produce Stand	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-
GP: Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-
DZO: Agricultural Support Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-
GP: Active Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X
DZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU
GP: Open Space and Passive Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
DZO: Park and Recreation Facilities	AU	AU	AU	AU	AU	-	-	-	AU	-	-	-	-	-	-	-	P	CU	P
GP: Golf Course, including customary ancillary uses and structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X
DZO: Outdoor Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU
GP: Nature Preserve	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	X	X	X
<b>Not Matched</b>																			
DZO: Family Day Care, Large	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Group Residential	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Single Room Occupancy (SRO) Housing	-	CU	CU	CU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DZO: Vending Machines, Outdoor	-	-	-	-	P	P	P	-	AU	AU	-	-	-	-	-	-	-	-	-
DZO: Catering Service	-	-	-	-	-	P	P	P	P	-	P	-	-	P	P	-	-	-	-
DZO: Media Production Facility	-	-	-	-	-	AU	AU	-	-	-	P	-	-	-	-	-	-	-	-
DZO: Live-Work Units	-	-	-	-	-	-	AU	AU	-	-	AU	-	-	-	-	-	-	-	-
DZO: Retail Sales, With Drive Through	-	-	-	-	-	CU	CU	-	-	-	CU	-	-	-	-	-	-	-	-
DZO: Recycling Collection Facility	-	-	-	-	-	AU	AU	AU	-	-	P	AU	AU	-	-	-	-	-	-
DZO: Recycling Processing Facility.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	CU	-	-	-	-
DZO: Reverse Vending Machine	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-
DZO: Heliports	-	-	-	-	-	-	-	-	-	-	-	-	CU	CU	CU	-	-	-	-
DZO: Farmer’s Markets	-	-	-	-	-	AU	AU	AU	AU	AU	AU	AU	AU	-	-	-	-	-	-
DZO: Transportation Passenger Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	AU	AU	-	-	-	AU
DZO: Animal Keeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	P	P
DZO: Live Entertainment	-	-	-	-	-	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	-	-	-	CU

## Attachment 3

Draft Zoning Ordinance  
Workshop and Open House Schedule



# City of Goleta Draft Zoning Ordinance Schedule of Public Workshops and Open Houses

## **Planning Commission Workshops**

- Monday, January 11, 2016, 6:00 pm (Completed Item)  
*Purpose:* Review of User's Guide and Draft Zoning Ordinance Part I General Provision
- Monday, January 25, 2016, 6:00 pm  
*Purpose:* Review of Draft Zoning Ordinance Part II Base Zoning Districts and Part III Overlay Districts
- Monday, February 8, 2016, 6:00 pm  
*Purpose:* Review of Draft Zoning Ordinance Part IV Regulations Applying to Multiple Districts
- Monday, February 22, 2016, 6:00 pm  
*Purpose:* Review of Draft Zoning Ordinance Part IV Regulations Applying to Multiple Districts
- Monday, March 14, 2016, 6:00 pm  
*Purpose:* Review of Draft Zoning Ordinance Part IV Regulations Applying to Multiple Districts
- Monday, March 21, 2016, 6:00 pm (Special Meeting)  
*Purpose:* Review of Draft Zoning Ordinance Part V Administration and Permits
- Monday, April 11, 2016, 6:00 pm  
*Purpose:* Review of Draft Zoning Ordinance Part VI General Terms and Outstanding Items

*Workshop content is subject to change. All Workshops are on regularly scheduled Planning Commission meeting dates with the exception of March 21.*

## **Open Houses**

- Wednesday, January 27, 2016, 4:00 pm-7:00 pm
- Saturday, February 27, 2016, 9:00 am-4:00 pm
- Thursday, April 7, 2016, 6:00 pm-8:00 pm

*Spanish interpretation will be provided at the Open Houses.*

### **Workshops and Open Houses will be hosted at:**

City Council Chambers  
130 Cremona Drive, Suite B  
Goleta, CA 93117

**Visit [www.GoletaZoning.com](http://www.GoletaZoning.com) to access project documents.**

Project contact: Anne Wells, Advance Planning Manager ([awells@cityofgoleta.org](mailto:awells@cityofgoleta.org) or 805-961-7548).

*Entra en contacto con Sylvia Uribe al (805) 717-5013 o [transilpro@gmail.com](mailto:transilpro@gmail.com) para más información.*