

City of Goleta  
New Zoning Ordinance Program



**Module 2: Base and Overlay Zoning Districts**

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## Presentation Agenda

City of Goleta: New Zoning Ordinance Program

1. Overview of Zoning Ordinance Program  
*Purpose, Objectives, Process and Schedule*
2. Converting General Plan Uses into Zoning
3. Base Zoning Districts
4. Overlay Districts
5. Discussion Questions
6. Next Steps



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# 1 Introduction

## 1 Purpose of Zoning Update

City of Galena: New Zoning Ordinance Program

Comprehensively revise the Citywide zoning regulations and Zoning Map to implement the General Plan, shape future growth and help realize the community's vision for the future – a safe, beautiful, vibrant, and livable community, a robust local economy, and a viable Old Town, while also protecting environmental resources and providing for sustainability.



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# 1 Specific Objectives

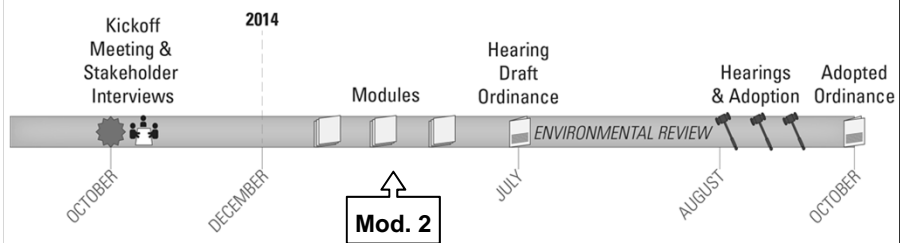
City of Goleta: New Zoning Ordinance Program

- Be easy to use and understand
- Promote infill, mixed-use pedestrian-oriented projects and sustainability to implement the General Plan
- Support Housing Element update
- Streamline review and approval process
- Improve development review process with clear rules and criteria for approval providing certainty, flexibility and finality while protecting sensitive resources
- Be enforceable
- Respond to community concerns

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# 1 Schedule

City of Goleta: New Zoning Ordinance Program



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# 1

## Organization of District Regulations

City of Goleta: New Zoning Ordinance Program

- Purpose Statements
  - Explain intent of district and how it fits into the City's land use policy as expressed in the General Plan
  - Serve as guide for administration of regulations

### 17.09.010 Purpose and Applicability

The purposes of the Commercial Districts are to:

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

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## Organization of District Regulations

City of Goleta: New Zoning Ordinance Program

- Use List and Use Classifications
  - Classified according to use groups
  - Presented in tables, categorized as:
    - Permitted,
    - Limited, subject to standards; or
    - Uses requiring a public hearing and an Administrative Permit or Conditional Use Permit

TABLE 17.08.020: LAND USE REGULATIONS – RESIDENTIAL DISTRICTS		"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "-" - Use Not allowed			
Uses	Type				Additional Regulations
	RS	RM	RH	RH M P	
<b>Residential Uses</b>					
Residential Housing Types					
Single Unit Dwelling, Detached	P	-	-	-	No short-term rentals allowed of either complete units or individual rooms on units.

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# 1

## Converting General Plan Uses to Zoning

City of Goleta: New Zoning Ordinance Program

Table 1: Correspondence Table	
Goleta General Plan Use Classification	Corresponding/Proposed Use Classification
<b>Residential Uses</b>	
One Single-Family Detached Dwelling per Lot	Single Unit Dwelling, Attached
Single-Family Attached and Detached Dwellings	Single Unit Dwelling, Attached Single Unit Dwelling, Detached
Multi-unit Apartment Dwellings	Multiple Unit Dwelling
Mobile Home Parks	Mobile Home Parks
Second (Accessory) Residential Units	Second Dwelling Units (under Accessory Use)
Assisted-Living Residential Units	Residential Care Facilities, General Residential Care Facilities, Limited Assisted Residential Living
<b>Retail Trade</b>	
Large-Scale Retail Establishments	Large Format Retail (80,000 sq ft and larger)
General Merchandise	General Retail
Food and Drug Stores	Convenience Market General Market Liquor Stores Specialty Food Sales and Facilities General Retail
Apparel and Specialty Stores	General Retail Restricted Retail
Building/Landscape Materials and Equipment	Building Materials, Sales and Service
Eating and Drinking Establishments	Eating and Drinking Establishments -Bars/Night Clubs/Lounges -Restaurant, Full Service -Restaurant, Limited Service -Restaurant, Take-Out Only -Restaurants with Drive Through Mobile Food Vendor
Other Retail Trade Establishments	Community Shopping Centers Convenience Retail Restricted Retail

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# 1

## Organization of District Regulations

City of Goleta: New Zoning Ordinance Program

- Development Standards
  - Lot and Density Standards
  - Setbacks, Height, and Coverage
  - Other Building and Site Standards

TABLE 17.08.030: DEVELOPMENT STANDARDS						
	District				Additional Regulations	#
	RS	RM	RH	RHMP		
<b>Lot and Density Standards</b>						
Minimum Lot Area (sq ft)	7,000	7,000	7,000	4,000	(A) (B)	
Minimum Lot Width (ft.)	65	65	65	40		1
Maximum Lot Coverage	40%	40%	50%	75%		

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# 1

## Organization of District Regulations

City of Goleta: New Zoning Ordinance Program

- Supplemental Regulations (\* Module 3 for details)
  - *\*Accessory Structures*
  - *Buffers and Transitional Standards*
  - *\*Walls and Fences*
  - *Garages and Driveways*
  - *\*Landscaping and Lighting*
  - *Outdoor Living Area*
  - *\*Parking and Loading*
  - *\*Signs*
  - *\*Telecommunications Facilities*
  - *\*Trail Easements*
  - *\*Visibility at Driveways*

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## 2 Base Zoning Districts

# 2 Residential Districts

City of Goleta: New Zoning Ordinance Program

- Districts Proposed, following General Plan Land Use Diagram
  - *RS – Single Family*
  - *RM – Residential Medium Density*
  - *RH – Residential High Density*
  - *RHMP – Mobile Home Park*

**17.08.010 Purpose and Applicability**

The general purposes of the Residential Districts are to:

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

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# 2 Residential Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations for each Zoning District
- Additional Standards for: Day Care, Home Occupations, Group Homes, Manufactured Housing, Transitional Housing, Residential Care, Public Assembly, Second Units, and Urban Agriculture

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

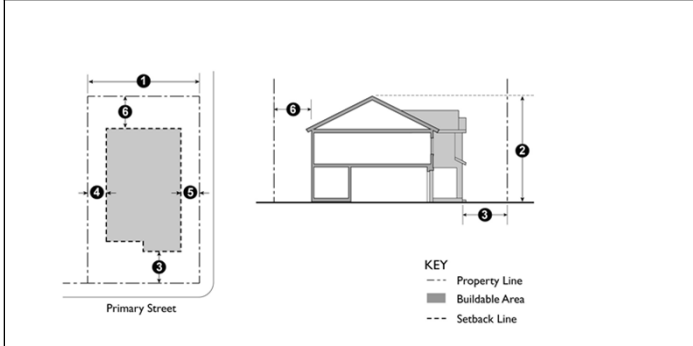
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# 2 Residential Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards: Lot Dimensions, Height, Setbacks, Building Form, Landscaping and Other Controls

TABLE 17.08.030: DEVELOPMENT STANDARDS



	District				Additional Regulations	#
	RS	RM	RH	RHMP		
<b>Lot and Density Standards</b>						
Minimum Lot Area (s/f)	7,000	7,000	7,000	4,000	(A) (B)	
Minimum Lot Width (ft.)	65	65	65	40		1
Maximum Lot Coverage	40%	40%	50%	75%		
Maximum Density (units/acre)	5;13 <sup>(1)</sup>	20	30	15		

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# 2 Residential Districts

City of Goleta: New Zoning Ordinance Program

TABLE 17.08.030.K: SMALL LOT DEVELOPMENT STANDARDS

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

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## Residential Districts

City of Goleta: New Zoning Ordinance Program

Additional Regulations	
Accessory Structures	Module 3, Accessory Structures
Affordable, Senior, and Special Needs Housing Density Bonus	Module 3, Density Bonuses
Agricultural Buffers	Module 3: Buffers Adjacent to Agricultural Uses
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences, Walls and Screening	Module 3, Fences and Freestanding Walls
Gated Communities	No new gated communities are permitted.
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Setbacks	Module 3, Building Projections into Yards
Signs	Module 3, Signs
Trail Easement Dedication	Module 3, Coastal Access and Trail Dedication Citywide
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways
Wildland Fire Hazards	New development must be designed and constructed in accord with the National Fire Protection Association standards and is subject to approval of the Fire Department.

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## Commercial Districts

City of Goleta: New Zoning Ordinance Program

- Commercial Districts to implement the General Plan
  - *CR – Regional Commercial*
  - *CC – Community Commercial*
  - *OT – Old Town*
  - *VS – Visitor Serving Commercial*
  - *CI – Intersection Commercial*
  - *CG – General Commercial*
- Incorporate General Plan Hospital and Hotel Overlay policies into base districts

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# 2 Commercial Districts

City of Goleta: New Zoning Ordinance Program

## 17.09.010 Purpose and Applicability

The purposes of the Commercial Districts are to:

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

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# 2 Commercial Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations
- Specific Use Standards for Auto Sales/Services, Hospitals and Clinics, Eating & Drinking, Live Entertainment, Emergency Shelters, Drive-through, Personal Storage and Similar Uses

TABLE 17.09.020: LAND USE REGULATIONS - COMMERCIAL DISTRICTS							*P* - Permitted Use, Zoning Clearance *AP* - Administrative Permit required *U* - Use Permit required *-* - Use Not allowed
Uses	District						Additional Regulations
	CR	CC	OT	VS	CI	CG	
<b>Residential Uses</b>							
Residential Housing Types							
Multiple Unit Dwelling	-	U <sup>3</sup>	U <sup>3</sup>	-	-	-	
Residential Facility, Assisted Living	-	-	-	-	-	U <sup>3</sup>	
Residential Care Facilities							
Small	-	P	P	-	-	P	
Large	-	U	U	-	-	AP	
<b>Public and Semi-Public Uses</b>							
Colleges and Trade Schools, Public or Private	-	-	-	-	X	-	
Community Garden							See Module 3, Urban Agriculture
Cultural Institutions and Facilities	-	-	U	U	U	-	
Day Care Facility	AP	AP	AP	-	-	-	See Module 3, Day Care

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# 2 Commercial Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards: Lot Dimensions, Height, Setbacks, Building Form, Landscaping Screening, & Pedestrian Access

**TABLE 17.09.030: DEVELOPMENT STANDARDS - COMMERCIAL DISTRICTS**

Uses	District						Additional Regulations	#
	CR	CC	OT	VS	Cf	CG		
<b>Lot and Density Standards</b>								
Minimum Lot Area (s/f)	5,000	5,000	5,000	5,000	5,000	5,000		
Minimum Lot Width (ft.)	65	65	65	65	65	65		1
Minimum Lot Depth (ft.)	100	100	100	100	100	100		2
Maximum Density (Units/net acre)	-	12	20	-	-	20		

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# 2 Commercial Districts

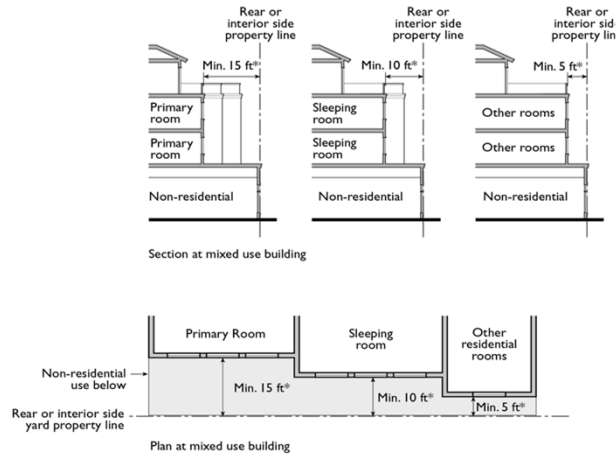
City of Goleta: New Zoning Ordinance Program

Additional Regulations	
Accessory Structures	Module 3, Accessory Structures
Affordable, Senior, and Special Needs Housing Density Bonus	Module 3, Density Bonuses
Height Limit Exceptions	Module 3, Exceptions to Height Limits
Fences and Walls	Module 3, Fences and Freestanding Walls
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Parking and Loading	Module 3, On-Site Parking and Loading
Oil and Gas Facilities	Module 3, Energy Facilities
Outdoor Storage	Module 3, Outdoor Storage
Projections into Setbacks	Module 3, Building Projections into Yards
Screening	Module 3, Screening
Signs	Module 3, Signs
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways

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## 2 Commercial Districts: Standards for Mixed Uses

City of Goleta: New Zoning Ordinance Program



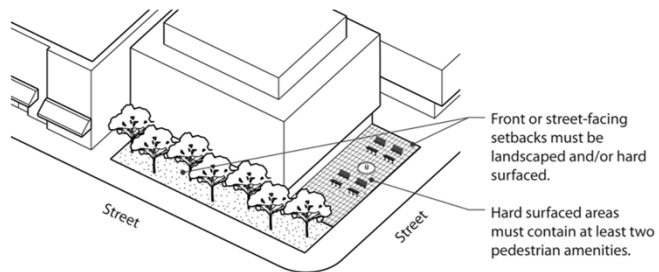
\*Additional setbacks apply adjacent to RS Districts. See Table 18.05.030-2: Building Placement Standards - Mixed-Use Districts

**FIGURE 17.09.040: REQUIRED SIDE AND REAR YARDS FOR RESIDENTIAL USES**

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## 2 Commercial Districts: Street Facing Setbacks

City of Goleta: New Zoning Ordinance Program



**FIGURE 17.10.030.B: STREET-FACING SETBACKS**

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## 2 Office Districts

City of Goleta: New Zoning Ordinance Program

- Zoning Districts to implement the General Plan
  - *BP – Business Park*
  - *OI – Office-Institutional*

### 17.10.010 Purpose and Applicability

The purposes of the Office Districts are to:

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

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## 2 Office Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations
- Standards for Specific Uses

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

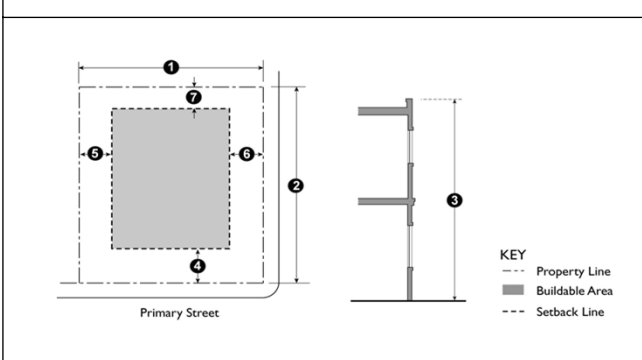
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# 2 Office Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards: Lot Dimensions, Height, Setbacks, Building Form, & Landscaping; Hotel Overlay incorporated

TABLE 17.12.030: DEVELOPMENT STANDARDS – BUSINESS PARK AND OFFICE – INSTITUTIONAL DISTRICTS



Lot and Density Standards	Type		Additional Standards	#
	BP	OI		
Minimum Lot Area (s/f)	10,000	10,000		
Minimum Lot Width (ft.)	100	100		1
Minimum Lot Depth (ft.)	100	100		2

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# 2 Office Districts

City of Goleta: New Zoning Ordinance Program

Additional Standards	
Accessory Structures	Module 3, Accessory Structures
Affordable, Senior, and Special Needs Housing Density Bonus	Module 3, Density Bonuses
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences and Walls	Module 3, Fences and Freestanding Walls
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Required Setbacks	Module 3, Building Projections into Yards
Screening	Module 3, Screening
Signs	Module 3, Signs
Swimming Pools	Module 3, Swimming Pools and Spas
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways

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## 2 Industrial Districts

City of Goleta: New Zoning Ordinance Program

- Zoning Districts to implement the General Plan
  - *IS – Service Industrial*
  - *IG – General Industrial*

### 17.11.010 Purpose and Applicability

The purposes of the Industrial Districts are to:

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

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## 2 Industrial Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations
- Specific Use Standards for Heliports, Recycling Facilities, Telecommunications Facilities and Urban Agriculture

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

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# 2 Industrial Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards: Lot Dimensions, Coverage, Height, Setbacks, Landscaping, Outdoor Storage, Screening, Truck Docks and Service Areas and Transitions to Residential

TABLE 17.12.030: DEVELOPMENT STANDARDS - INDUSTRIAL DISTRICTS

	Type		Additional Standards	#
	IS	IG		
<b>Lot and Density Standards</b>				
Minimum Lot Area (s/f)	10,000	20,000		
Minimum Lot Width (ft.)	100	200		1
Maximum Lot Coverage (%)	50	50		2

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# 2 Industrial Districts

City of Goleta: New Zoning Ordinance Program

Additional Regulations	
Accessory Structures	Module 3, Accessory Structures
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences and Walls	Module 3, Fences and Freestanding Walls
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Required Setbacks	Module 3, Building Projections into Yards
Screening	Module 3, Screening
Signs	Module 3, Signs
Swimming Pools	Module 3, Swimming Pools and Spas
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways

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## Industrial District: Screening Parking

City of Goleta: New Zoning Ordinance Program

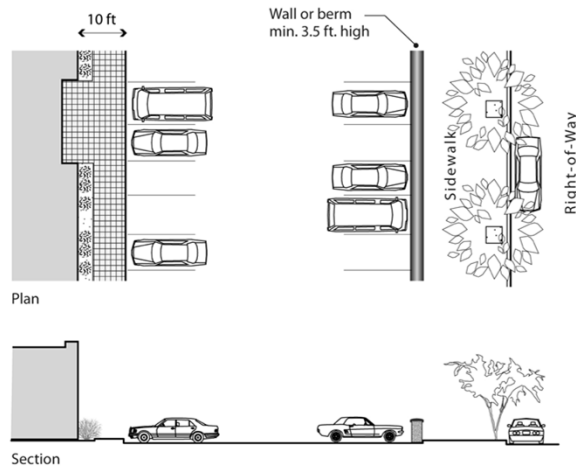


FIGURE 17.11.030.B: SCREENING AND SEPARATION OF PARKING AREA

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## Public and Institutional Districts

City of Goleta: New Zoning Ordinance Program

- Zoning District to implement the General Plan
  - *PI – Public and Institutional*

### 17.12.010 Purpose and Applicability

The purposes of the Public and Institutional Districts are to:

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

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## Public and Institutional Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations and Standards for Specific Uses

TABLE 17.12.020: LAND USE REGULATIONS- PUBLIC AND INSTITUTIONAL DISTRICTS		"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "-." - Use Not allowed
Uses	Type	Additional Regulations
	PI	
<b>Public and Semi-Public Uses</b>		
Colleges and Trade Schools, Public and Private	P	
Community Garden	P	See Module 3, Urban Agriculture
Cultural Institutions and Facilities	P	
Day Care Facility	P	See Module 3, Day Care
Educational Facility, Public and Private	P	
Government Buildings	P	
<b>Hospitals and Clinics</b>		
Hospital	P	See Module 3, Hospitals and Clinics
Clinic	P	See Module 3, Hospitals and Clinics
Public Assembly	P	See Module 3, Public Assembly
<b>Commercial Uses</b>		
Commercial Entertainment and Recreation		

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## Public and Institutional Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards: Lot Dimensions, Height, Setbacks, Landscaping, Outdoor Storage and Screening

TABLE 17.12.030: DEVELOPMENT STANDARDS - OTHER DISTRICTS		
	Types	Additional Regulations
	PI	
<b>Lot and Density Standards</b>		
Minimum Site Area	10,000	
Maximum Lot Coverage (%)	30	(A)
<b>Building Form and Location</b>		
Maximum Building Height (ft.)	25	(A)
<b>Setbacks (ft.)</b>		
Front	15	
Interior Side	10	
Street Side	10	
Rear	15	
<b>Additional Standards</b>		
Minimum Landscaping	25% of Site Area	
Transitions		(B)

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## Public and Institutional

City of Goleta: New Zoning Ordinance Program

Additional Regulations	
Accessory Structures	Module 3, Accessory Structures
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences and Walls	Module 3, Fences and Freestanding Walls
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Required Setbacks	Module 3, Building Projections into Yards
Screening	Module 3, Screening
Signs	Module 3, Signs
Swimming Pools	Module 3, Swimming Pools and Spas
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways

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## Open Space and Agricultural Districts

City of Goleta: New Zoning Ordinance Program

- Uses
  - OSPR – Open Space (Passive Recreation)
  - OSAR – Open Space (Active Recreation)
  - AG – Agriculture

### 17.13.010 Purpose and Applicability

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

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

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## Open Space and Agricultural Districts

City of Goleta: New Zoning Ordinance Program

- Land Use Regulations

TABLE 17.13.020: LAND USE REGULATIONS – OPEN SPACE AND AGRICULTURAL DISTRICTS				"P" - Permitted Use, Zoning Clearance "AP" - Administrative Permit required "U" - Use Permit required "." - Use Not allowed
Uses	Type			Additional Regulations
	OSPR	OSAR	AG	
<b>Agricultural Uses</b>				
Agricultural Processing	-	-	AP	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Agricultural Support Services	-	-	AP	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Animal Raising	-	-	P	See Module 3, Animal Keeping See Module 3, Animal Sales, Services, and Uses
Crop Cultivation	-	-	P	See Module 3, Greenhouses and Hot Houses
Greenhouse	-	-	P	See Module 3, Greenhouses and Hot Houses
Urban Farm	-	-	P	See Module 3, Urban Agriculture

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# 2

## Open Space and Agricultural Districts

City of Goleta: New Zoning Ordinance Program

- Development Standards:** Height, Setbacks, and Minimum Site Area in AG District

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

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## 2 Open Space and Agricultural Districts

City of Goleta: New Zoning Ordinance Program

- **Supplemental Standards for Sustainable Living Research**
- Project Concept and Supporting Material for a CUP
- Findings for Approval
- Factors to be Considered: appropriateness of proposal, creativity, mix of uses, water and wastewater, compatibility of uses, public access and overall contribution to sustainability goals of the General Plan
- Conditions of Approval may be imposed to mitigate impacts identified with CEQA review

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## 2 Open Space and Agricultural Districts

City of Goleta: New Zoning Ordinance Program

Additional Regulations	
Accessory Structures	Module 3, Accessory Structures
Exceptions to Height Limits	Module 3, Exceptions to Height Limits
Fences and Walls	Module 3, Fences and Freestanding Walls
Landscaping	Module 3, Landscaping
Lighting	Module 3, Lighting
Off-Street Parking and Loading	Module 3, On-Site Parking and Loading
Outdoor Storage	Module 3, Outdoor Storage
Projections into Required Setbacks	Module 3, Building Projections into Yards
Screening	Module 3, Screening
Signs	Module 3, Signs
Swimming Pools	Module 3, Swimming Pools and Spas
Visibility at Driveways	Module 3, Visibility at Intersections and Driveways

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# 2

## Planned Development District

City of Goleta: New Zoning Ordinance Program

- Floating Zone – Applied only with Council Rezoning
  - *PD – Planned Development*
  - *Process with Required Findings*
  - *Must conform to the General Plan*

### 17.14.010 Purpose

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

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# 3

## Overlay Districts

# 3 AE – Airport Environs District

City of Goleta: New Zoning Ordinance Program

- Purpose
  - *The Airport Environs (AE) Overlay District is intended to comply with the Santa Barbara County Airport Master Plan and Land Use Compatibility Plan Use Restrictions.*
  - *Used Draft being Prepared as it has more detail*
- Noise Regulations
  - *Keyed to noise impact zones*
- Safety Regulations
  - *Keyed to hazard zones*
- Land Use Compatibility
  - *Keyed to compatibility zones*



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# 3 Noise Exposure

City of Goleta: New Zoning Ordinance Program

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

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# 3

## Airport Safety

City of Goleta: New Zoning Ordinance Program

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

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# 3

## Land use Compatibility in Safety Zones

City of Goleta: New Zoning Ordinance Program

TABLE 17.18.060(C): LAND USE COMPATIBILITY - AIRPORT SAFETY ZONES						
Land Use	Safety Zones					
	1	2	3	4	5	6
✓ = Compatible      C = Conditionally Compatible      x = Incompatible						
<b>Outdoor Uses (limited or no activities in buildings)</b>						
Natural Land Areas: woods, brush lands, desert	C	✓	✓	✓	✓	✓
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land	C	✓	✓	✓	✓	✓
Livestock Uses: feed lots, stockyards, breeding, stables	C	✓	✓	✓	✓	✓
Park and Recreation Facilities: parks, playgrounds, athletic fields, tennis courts, picnics	C	✓	✓	✓	✓	✓
Cemeteries	x	C	C	✓	✓	✓
<b>Residential and Lodging Uses</b>						
Single Unit Dwelling: individual dwellings, townhouses, mobile homes	x	x	C (A)	C (A)	x	✓
Multiple Unit Dwelling: Group Residential; Mobile Home Parks; Residential Care Facility; Transitional Housing; Live/Work Units	x	x	C (B)	C (B)	x	✓
Lodging: hotels, motels, B&B	x	C	C	C	C	✓

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### 3 MP – Master Plan District

City of Goleta: New Zoning Ordinance Program

- **Specific Purposes:**
  - *Ensure orderly planning for the development of large, non-subdivided areas of the City with unique characteristics, consistent with the General Plan*
  - *Maintain an environmental equilibrium consistent with existing vegetation, soils, geology, topography, and drainage pattern*
  - *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*
  - *Promote sensitive site planning and design.*
- Proactive designation to avoid piecemeal development

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### 3 SC – Scenic Corridor District

City of Goleta: New Zoning Ordinance Program

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

**Applies to:**

- *U.S. 101*
- *Cathedral Oaks Road*
- *Hollis Avenue*
- *Los Carneros Road*
- *Fairview Avenue*
- *Calle Real*

**Includes:**

- Excavation Requirements
- Development Standards
- Design Standards

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## 4 Discussion Questions/Next Steps

## 4 Discussion Questions

City of Goleta: New Zoning Ordinance Program

- Maximum Building Height in the Single Family Residential District
  - *Maintain at 35 feet?*
  - *Allow additional height on larger lots with upper-story setbacks?*
- New Requirements for Minimum Lot Sizes
  - *Include in commercial and industrial areas?*
  - *Set larger minimums for certain uses?*
- Zoning Administrator Approval of Administrative Use Permits
  - *Specific standards will apply; decisions are appealable*
- Standards for Specific uses for Module 3
  - *Any others to add?*

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## 4 Discussion Questions

City of Goleta: New Zoning Ordinance Program

- Standards for Pedestrian-Oriented Development
  - *Build-to lines and “transparency” standards to engage the pedestrian*
  - *Linkages to adjoining neighborhoods*
- Sustainable Living Research
  - *Allow for this, as proposed or with modifications?*
- Scenic Corridor Overlay District
  - *Follows General Plan guidance and mapping of corridors*
- Outdoor Living Area vs. Open Space Standard
  - *Secures usable space on patios and decks*
  - *Is this preferable to the 40% open space standard?*

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## 4 Next Steps

City of Goleta: New Zoning Ordinance Program

- Follow-up Meeting on Module 3
- Written comments welcome
- Module 3 Briefing in June
- Preliminary Zoning Map to follow
- Environmental review will occur only after decisions are made on what should be in the new Zoning Ordinance

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**Thank You**

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