
Sec. 35-81. C-V Resort/Visitor Serving Commercial.***Sec. 35-81.1. Purpose and Intent.***

The purpose of the Resort/Visitor Serving Commercial district is to provide for tourist recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the site through comprehensive site planning. It is the intent of this district to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. Where this district is applied to areas adjacent to the shoreline, uses permitted shall in part require an oceanfront location in order to operate.

Sec. 35-81.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-81.3. Processing.

(Amended by Ord. 4196, 5/16/95)

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-174. (Development Plans), and with Sec. 35-169. (Coastal Development Permits). Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.4. Findings Required for Approval of Development Plans.

In addition to the findings for Development Plans set forth in Sec. 35-174.7. (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to Resort/Visitor Serving Commercial unless the Planning Commission also makes the following findings:

1. For development in rural areas as designated on the Coastal Land Use Plan Maps, the project will not result in a need for ancillary facilities on nearby land, i.e., residences, stores, etc.

2. For developments surrounded by areas zoned residential, the proposed use is compatible with the residential character of the area.
3. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.
(Added by Ord. 4196, 5/16/95)

Sec. 35-81.5. Permitted Uses.

1. Resort, guest ranch, hotel, motel, country club, convention and conference center.
2. Light commercial uses (i.e., barber and beauty shops, gift shops, restaurants, etc.) normally associated with the needs of visitors, provided such commercial activities are so designed and limited as to be incidental and directly oriented to the needs of visitors and do not substantially change the character of the resort/visitor-serving facility.
3. Recreational facilities, including but not limited to piers, boat docks, golf courses, parks, playgrounds, riding and hiking trails, tennis courts, swimming pools, beach clubs.
4. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-81.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4067, 8/18/92)
5. Accessory uses, buildings, and structures which are customarily incidental to the above uses.

Sec. 35-81.6. Uses Permitted With A Major Conditional Use Permit.

1. Public riding stable, campgrounds (including tent camping, camper and recreational vehicle parks), and hostels.
2. In areas designated as rural on the Coastal Land Use Plan maps, a gas station may be permitted if no such facility exists within ten miles of the perimeter of the site.

Sec. 35-81.7. Uses Permitted With a Minor Conditional Use Permit.

(Added by Ord. 3963, 2/21/92)

1. Residences, provided the residential use is secondary to a primary commercial use on the same lot.

Sec. 35-81.8. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side and Rear: Twenty (20) feet.
3. In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.

Sec. 35-81.9. Height Limit.

(Amended by Ord. 4196, 5/16/95)

No building or structure shall exceed a height of thirty-five (35) feet. In addition, for development surrounded by areas zoned residential, no building or structure shall exceed two (2) stories. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.10. Parking.

(Amended by Ord. 4196, 5/16/95)

As provided in DIVISION 6--PARKING REGULATIONS, except that the Planning Commission may require additional parking for projects that provide for public access to and use of recreational facilities or open space. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

Sec. 35-81.11. Open Space.

1. A minimum of 40 percent of the net area of the lot(s) shall be retained in public and/or common open space.
2. For developments surrounded by areas zoned residential, not more than one-third (1/3) of the gross area of the lot(s) shall be covered by buildings and structures.

Sec. 35-81.12. Landscaping.

(Amended by Ord. 4196, 5/16/95)

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan. Along each side or rear yard abutting a residential district, an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent residents from impacts of noise or lighting and to provide separation between residential and commercial uses. Such buffer

shall be included in the Preliminary and Final Development Plan. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.