
Sec. 35-74. DR Design Residential.**Sec. 35-74.1. Purpose and Intent.**

It is the purpose of this district to provide areas for residential development in a wide range of densities, housing types, and design, and to create open space within new residential developments. The intent is to ensure comprehensively planned and well-designed single family and multiple residential developments.

Sec. 35-74.2. 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. 35-74.3. Processing.

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) except that development of one single-family dwelling on a single lot shall not require a Development Plan. Such single-family dwellings shall be subject to the processing and development requirements of the R-1/E-1 zoning district. *(Amended by Ord. 3959, 2/21/92).*

Sec. 35-74.4. Permitted Uses.

(Amended by Ord. 3518, 6/3/85)

1. Single family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, town houses, condominiums, cluster, and community apartment projects.
2. Parking lots, carports, and garages designed and used for individual units within the district and either adjacent to such units or centrally located to serve a group of units.
3. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-74.4., for use by on-site residents and/or 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)*
4. Accessory uses, buildings, and structures which are incidental, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises.
 5. Golf courses.
 6. Public parks, public playgrounds, and community centers.
 7. Home occupations, subject to the provisions of Sec. 35-121 (General Regulations).
 8. The following uses are permitted, subject to the regulations set forth in the R-1/E-1 district:
 - a. Keeping of animals.
 - b. Greenhouse, hothouse, and other plant protection structures.
 9. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced. *(Added by Ord. 3959, 2/21/92)*

Sec. 35-74.5. Uses Permitted With a Major Conditional Use Permit.

1. Dormitories, student housing facilities, residence halls, sororities, and fraternities located in an area where such facilities are to be used by students of a permitted educational institution.
2. Commercial kennels. *(Added by Ord. 4067, 8/18/92).*

Sec. 35-74.6. Uses Permitted With a Minor Conditional Use Permit.

1. Dining commons, cafeterias, tobacco and magazine shops, book stores, bicycle rental and repair shops, and similar facilities accessory and incidental to developments permitted in paragraph 1. hereof, provided such uses are within the building and designed and used solely for the service and convenience of the residential development to which they are accessory and incidental.
2. Residential Child Care Center. *(Amended by Ord. 3518, 6/3/85; Ord. 4067, 8/18/92)*
3. Private kennels. *(Added by Ord. 4067, 8/18/92).*

Sec. 35-74.7. Lot Size/Density.

The maximum density for each lot zoned DR shall be specified by a number following the DR on the lot on the applicable Santa Barbara County Zoning Map and said number represents the number of dwelling units per gross acre permitted on such lot, as follows:

| <u>District Designation</u> | <u>Dwelling Units Per Gross Acre</u> | <u>Gross Land Area Per Dwelling Unit</u> |
|-----------------------------|--------------------------------------|--|
| DR-0.1 | 0.1 | 435,600 (10 acres) |
| 0.2 | 0.2 | 217,800 (5 acres) |
| 0.33 | 0.33 | 130,680 (3 acres) |
| 0.5 | 0.5 | 87,120 (2 acres) |
| 1 | 1 | 43,560 |
| 1.5 | 1.5 | 29,040 |
| 1.8 | 1.8 | 24,200 |
| 2 | 2 | 21,780 |
| 2.5 | 2.5 | 17,424 |
| 3 | 3 | 14,520 |
| 3.3 | 3.3 | 13,200 |
| 3.5 | 3.5 | 12,445 |
| 4 | 4 | 10,890 |
| 4.6 | 4.6 | 9,470 |
| 5 | 5 | 8,712 |
| 6 | 6 | 7,260 |
| 7 | 7 | 6,222 |
| 8 | 8 | 5,445 |
| 9 | 9 | 4,840 |
| 10 | 10 | 4,356 |
| 12 | 12 | 3,630 |
| 12.3 | 12.3 | 3,540 |
| 14 | 14 | 3,111 |
| 16 | 16 | 2,722 |
| 20 | 20 | 2,178 |
| 25 | 25 | 1,742 |
| 30 | 30 | 1,452 |

Sec. 35-74.8. Setbacks for Buildings and Structures.

1. Front: Twenty (20) feet from the right-of-way line and fifty (50) feet from the centerline of any public street and forty-five (45) feet from the centerline of any private street.
2. Side and Rear: One-half the height of the building or structure.

Sec. 35-74.9. Distance Between Buildings.

The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be five (5) feet. *(Amended by Ord. 3839, 3/20/90)*

Sec. 35-74.10. Building Coverage.

Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units.

Sec. 35-74.11. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-74.12. Parking.

In addition to the requirements of DIVISIONS 6 - PARKING REGULATIONS, the following regulations shall apply:

1. Parking Area Setbacks. Uncovered parking areas shall be located no closer than fifteen (15) feet to the street right-of-way line nor closer than five (5) feet to any property line.
2. Design.
 - a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
 - b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences or walls. *(Amended by Ord. 4067, 8/18/92)*

Sec. 35-74.13. Open Space and Landscaping.

1. Not less than forty (40) percent of the net area of the property shall be devoted to common and/or public open space.
2. Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than five (5) feet in width.

3. Title to the common open space shall be held by a non-profit association of homeowners or by any other individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe which may include conveying to the County of Santa Barbara the rights to develop such property with anything except open space or noncommercial recreation.