

**Sec. 35-250. MIX-GOL Mixed Use-Goleta.**

*(Added by Ord. 4111, 7/20/93)*

**Sec. 35-250.1. Purpose and Intent.**

This Overlay District is available only within the Goleta Old Town Planning Area as identified in the Goleta Old Town Revitalization Project Area Land Use Map. On property subject to this overlay district, secondary residential units on property where commercial uses are the primary use shall be a Permitted use and shall not require a Conditional Use Permit. Residential uses may be permitted as the primary use of a property, with a minor conditional use permit. The purpose of this overlay district is to remove the additional cost and time associated with securing a Conditional Use Permit in commercial areas where secondary residential uses are beneficial and appropriate. In addition, this overlay encourages existing primary residential uses in this district to remain and allows additional primary residential uses where appropriate. The intent is to encourage residential development in commercial areas close to shopping and transportation. *(Amended by Ord. 4323, 6/23/98)*

**Sec. 35-250.2. Effect of MIX-GOL Overlay District.**

Within the MIX Overlay District, all uses of land shall comply with the regulations of the base zone district, with the exception that secondary residential units shall not require a Conditional Use Permit and primary residential uses may be permitted with a minor conditional use permit. *(Amended by Ord. 4323, 6/23/98)*

**Sec. 35-250.3. Processing.**

Processing of permits for development shall be in compliance with the regulations of the base zone district. In addition to the regulations of the base zone district, no land use permit shall be issued for a secondary residential use until Environmental Health and Safety has reviewed the materials used/stored on the site and has determined that they would not pose a hazard to residential uses. In addition, if a commercial use on a parcel which contains a secondary residential use is changed, Environmental Health and Safety must review the new use to ensure that it is compatible with the residence(s) on the parcel.