

## Sec. 35-232. PI Professional and Institutional

### *Sec. 35-232.1. Purpose and Intent.*

The purpose of this district is to provide appropriately located areas for professional uses and for educational, institutional, governmental, and other public facilities. It is the intent of this district to ensure that such uses are well-designed and landscaped so as to be harmonious with surrounding land uses.

### *Sec. 35-232.2. 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. 35-232.3. Processing.*

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan, as provided in Sec. 35-317. (Development Plans), and with Sec. 35-314. (Land Use Permits).

### *Sec. 35-232.4. Permitted Uses.*

1. Professional offices, studios, and office buildings.
2. Hospitals, sanitariums, medical clinics, special care homes, and similar buildings, when used for the treatment of human ailments, subject to the approval as to need by the Santa Barbara Subarea Advisory Counsel of the Health Systems Agency, Ventura-Santa Barbara.
3. Charitable and philanthropic institutions for human beings.
4. Banks and Savings and Loan offices.
5. Churches, libraries, museums, and schools, including business schools, but not including dance halls or trade schools using heavy equipment.
6. Community, civic center, and governmental buildings and structures.
7. Clubs, golf courses, and country clubs.
8. Cemetery, crematory, or mausoleums.
9. Off-street parking facilities accessory and incidental to an adjacent commercial use.
10. Retail stores, shops, or establishments supplying commodities or services intended to meet the day to day needs of employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, restaurants, and

coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. *(Added by Ord. 4379, 11/16/99)*

11. Any other professional or institutional use which the Planning Commission finds is similar in character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes.
12. Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-232.4 when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99)*
13. Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses.

***Sec. 35-232.5. Uses Permitted with a Major Conditional Use Permit.***

1. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
2. Restaurants located in an office building, including bars or cocktail lounges accessory to a restaurant, but not including drive-through restaurants.

***Sec. 35-232.6. Uses Permitted with a Minor Conditional Use Permit.***

1. Residences; provided the residential use is secondary, to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use on the same lot. *(Amended by Ord. 3991, 2/21/92; Ord. 4299, 3/24/98)*
2. Certified Farmer's Market. *(Added by Ord. 4087, 12/15/92)*

***Sec. 35-232.7. Limitation on Uses.***

No sales, production, repair, or processing shall take place on any site except to the extent necessary for and incidental to operation of the permitted or conditionally permitted uses.

***Sec. 35-232.8. Setbacks for Buildings and Structures.***

1. Front: Forty-five (45) feet from the centerline and fifteen (15) feet from the right-of-way line of any public street, provided, however, that no portion of a building or structure designed for housing automobiles which opens directly unto a public street shall be located closer than twenty (20) feet to said right-of-way line.
2. Side and Rear: Fifteen (15) feet.

***Sec. 35-232.9. Distance Required Between Buildings on the Same Building Site.***

None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. *(Amended by Ord. 3793, 01/09/90)*

***Sec. 35-232.10. Building Coverage.***

Not to exceed forty (40) percent of the net area of the property shall be covered with any portion of a building.

***Sec. 35-232.11. Height Limit.***

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

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***Sec. 35-232.12. Parking.***

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except the required spaces for offices shall be one parking space for each 200 square feet of floor space.

***Sec. 35-232.13. Landscaping.***

Not less than ten (10) percent of the net area of the property shall be devoted to landscaping. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

***Sec. 35-232.14. Storage.***

Areas for trash shall be enclosed and architecturally screened in such a manner as to conceal all trash or stored material from public view.

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