

## **Sec. 35-222. DR Design Residential.**

### ***Sec. 35-222.1. Purpose and Intent.***

The purpose of this district is to provide standards for traditional multiple residences as well as allowing flexibility and encouraging innovation and diversity in the design of residential developments by allowing a wide range of densities and housing types while requiring the provisions of a substantial amount of open space within new residential developments. The intent is to ensure comprehensively planned, well designed projects.

### ***Sec. 35-222.2. 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. 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. 35-222.3. 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), 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. Modifications to Development Plans may be granted by the Planning Commission or Board of Supervisors pursuant to Sec. 35-317.8. (Development Plans). *(Amended by Ord. 3984, 2/21/92)*

### ***Sec. 35-222.4. Permitted Uses.*** *(Amended by Ord. 3500, 04/01/85; Ord. 4379, 11/16/99)*

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 35-222.4., 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. 4063, 8/18/92)*
4. Golf courses.
5. Public parks, public playgrounds, and community centers.

6. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations).
7. The following uses are permitted, subject to the regulations set forth in the R-1/E-1 district:
  - a. Keeping of animals.
  - b. Greenhouses, hothouses, and other plant protection structures.
8. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced. (*Amended by Ord. 3984, 2/21/92*)
9. Special Care Homes, subject to the provisions of Section 35-292a.4. (*Added by Ord. 4379, 11/16/99*)
10. Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises. (*Added by Ord. 4379, 11/16/99*)

***Sec. 35-222.5. 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. 4063, 8/18/92*)

***Sec. 35-222.6. Uses Permitted with a Minor Conditional Use Permit.***

1. Residential Child Care Center. (*Amended by Ord. 4063, 8/18/92*)
2. Private kennels. (*Added by Ord. 4063, 8/18/92*)

***Sec. 35-222.7. 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	9,469
5	5	8,712
6	6	7,260
7	7	6,228
8	8	5,445
9	9	4,840
10	10	4,356
12	12	3,630
12.3	12.3	3,541
14	14	3,111
16	16	2,722
20	20	2,178
25	25	1,742
30	30	1,452

**Sec. 35-222.8. Setbacks for Buildings and Structures.**

For the purposes of this section, where clustered residential development occurs, a street shall be defined as a public or private right-of-way providing access to five or more dwelling units.

1. Front: Twenty (20) feet from the right-of-way line of any street.
2. Side and Rear: Ten (10) feet from any side or rear property line, however the Planning Commission may increase this requirement to provide reasonable light, air, and privacy requirements.

**Sec. 35-222.9. Distance Required Between Buildings on the Same Building Site.**

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. 3793, 01/09/90)

**Sec. 35-222.10. Building Coverage.**

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

**Sec. 35-222.11. Height Limit.**

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

**Sec. 35-222.12. Parking.**

In addition to the requirements of DIVISION 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. 4063, 8/18/92)*

**Sec. 35-222.13. Open Space and Landscaping.**

1. Not less than forty (40) percent of the net area of the property shall be devoted to common 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.
4. In the case of cluster development the perimeter of the development shall be landscaped with a minimum strip of ten (10) feet.

**Sec. 35-222.14. Additional Requirements for Condominiums, Stock Cooperatives, or Community Apartments.**

The following requirements may be applied by the Planning Commission or Board of Supervisors for condominiums, stock cooperative, or community apartments.

1. Each dwelling unit shall be provided with at least one hundred and eighty (180) cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage space on-site in

addition to the usable storage space of closets, cabinets, and pantry contained within the dwelling units.

2. Individual metering for utilities shall be provided for each unit, unless such metering would be in conflict with an innovative energy-efficient or resource conserving utility system, designed for the project.
3. Provision for separate laundry facilities shall be required in each dwelling unit. Sufficient space, utility connections, and vents to allow for the installation of a clothes washer and dryer in each unit or in a garage, not to encroach upon parking, shall be shown on the Final Development Plan. For all affordable housing overlay projects or housing developments that provide a minimum of fifty (50) percent of the housing units at the required affordable income levels, the laundry facilities may be provided in a community style. A minimum of one standard capacity size washer and dryer shall be provided for every four (4) dwelling units contained within the same building. *(Amended by Ord. 4128, 11/16/93)*
4. Each dwelling unit shall include a private outdoor patio area(s) in the form of ground level patios or upper story balconies. Private patios shall not be less than twenty (20) percent of the gross floor area of the residence served. Where a required patio area is less than two hundred (200) square feet, the requirements shall be satisfied with one patio or balcony per dwelling unit.
5. Common open space and recreation areas shall be designed to provide access for the handicapped.

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