Goleta Old Town
Land Use Designations
(Coastal & Comprehensive Plans)
LEGEND

OPEN LAND USES
A-1 AGRICULTURE
2 OR MORE ACRES MINIMUM PARCEL SIZE
5 TO 10 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE
EXISTING PUBLIC OR PRIVATE PARK/RECREATION AND OR OPEN SPACE
PROPOSED PUBLIC OR PRIVATE PARK/RECREATIONAL FACILITY OVERLAY
OPEN LANDS
10 OR 20 ACRES MINIMUM PARCEL SIZE IN COASTAL ZONE

RESIDENTIAL
SINGLE FAMILY - MIN. LOT SIZE

10,000 SQ. FT. OR MORE
7,000 SQ. FT. OR MORE
MAX. LOT SIZE
5,400 SQ. FT. OR MORE
4,360 SQ. FT. OR MORE
3,500 SQ. FT. OR MORE
2,180 SQ. FT. OR MORE
1,450 SQ. FT. OR MORE
PLANNED DEVELOPMENT
3.5 UNITS/ACRE
4.6 UNITS/ACRE
8.0 UNITS/ACRE
10.0 UNITS/ACRE
12.3 UNITS/ACRE
20.0 UNITS/ACRE
30.0 UNITS/ACRE

COMMERCIAL
GENERAL COMMERCIAL
NEIGHBORHOOD COMMERCIAL
SUBDIVISION PLAN
HIGHWAY COMMERCIAL
OFFICE AND PROFESSIONAL

COMMUNITY FACILITIES
EDUCATIONAL FACILITY (PUBLIC OR PRIVATE)
INSTITUTION/GOVERNMENT FACILITY
PUBLIC UTILITY
CIVIC CENTER

OVERLAY DESIGNATIONS
SCENIC/BUFFER AREAS

BOUNDARY LINES
COASTAL ZONE BOUNDARY
CITY BOUNDARY
REDEVELOPMENT PROJECT AREA BOUNDARY

Figure 5
Goleta Old Town
Zoning Districts
(Art. II & Art. III)
LEGEND

RESIDENTIAL
SINGLE FAMILY
8,000 SQ. FT.
7,000 SQ. FT.
7-R-1
7-R-2
7-H-1
MULTIPLE
TWO FAMILY - 3,000 SQ. FT.
MHP
MOBILE HOME PARK
MHP
MOBILE HOME PLANNED DEVELOPMENT
MHP
PLANNED RESIDENTIAL DEVELOPMENT

COMMERCIAL
C-1-GOL
LIMITED COMMERCIAL, GOLETA
C-2
RETAIL COMMERCIAL
C-3
GENERAL COMMERCIAL
CH
HIGHWAY COMMERCIAL
CS
RETAIL COMMERCIAL
INLAND SECTIONS ARTICLE 46 ONLY
SC
SHOPPING CENTER
CN
NEIGHBORHOOD COMMERCIAL
INLAND SECTIONS ARTICLED 46 ONLY
CV
RESORT/VISITOR SERVING COMMERCIAL
PI
PROFESSIONAL AND INSTITUTIONAL

INDUSTRIAL
M-1
LIGHT INDUSTRY
M-2
GENERAL INDUSTRY
M-RP
INDUSTRIAL RESEARCH PARK
M-S-GOL
SERVICE INDUSTRY, GOLETA

BOUNDARY LINES
ZONING DISTRICTS
COASTAL ZONE BOUNDARY
CITY BOUNDARY
REDEVELOPMENT PROJECT AREA BOUNDARY

OPEN LAND USES
AG-1
AGRICULTURE
1
5, 10, 20, OR 40 ACRES MINIMUM PARCEL SIZE
RES
RESOURCE MANAGEMENT
40, 100, OR 320 ACRES MINIMUM PARCEL SIZE

Figure 6
Goleta Old Town Revitalization
Public Infrastructure - 10 Year Implementation

PROPOSED PUBLIC IMPROVEMENTS
- Hollister Corridor Improvements
- South Fairview Beautification
- State Highway 217 Proposed Expressway
- Road Extension
- Road Extension (exact location under review)
- At Grade Intersection
- Bikeway
- Old San Jose Creek Recreation Trail
- Enlarge Creek Channel
- Pump Station
- San Jose Creek Flood Control Improvements
- Bridge Replacement
- Goleta Valley Community Center Renovation
- Public Park

Other Improvements (not shown on map) include:
1. Sheriff Field Office
2. Electric Substation
3. Funds for Business Expansion and Improvement Loans.
4. Funds for Residential Renovations.

Figure 8
Hollister Corridor Potential Parking Lots

Potential Phase I Parking Lots
(Reconfiguration / Consolidation of Existing Lots)

*Note that potential ordinance changes regarding off-site parking for mixed-use projects would allow parking within 1000 ft. of project sites.