

DIVISION 13.

GOLETA COMMUNITY PLAN (GOL) OVERLAY

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

Sec. 35-352. General.

The purpose of this DIVISION is to create an overlay district in order to carry out certain policies and implement portions of the Goleta Community Plan, which is part of the County's Land Use Element. The provisions of this DIVISION are in addition to the other provisions of this Article. Where provisions of this DIVISION conflict with other provisions of this Article, the provisions of this DIVISION shall take precedence.

Sec. 35-352.1. *Applicability.*

The provisions of this section apply to that portion of the community of Goleta as defined by the "Goleta Community Land Use Map". All provisions of the Goleta Community Plan and Comprehensive Plan, including all the goals, objectives, policies, actions, development standards and design guidelines, shall also apply to the area zoned with the GOL Overlay District.

Sec. 35-352.2. *Findings.*

In addition to the findings that are required for approval of a development project (as development is defined in this Article), as identified in each section of Division 10 - Permit Procedures of Article III, a finding shall also be made that the project meets all the applicable development standards included in the Goleta Community Plan of the Land Use Element of the Comprehensive Plan.

Sec. 35-352.3. *Rehabilitation of Buildings and Structures Dedicated to a Nonconforming Residential Use* (Added by Ord. 4366, 7/6/99)

Existing buildings devoted to a nonconforming residential use, including structures accessory thereto, may be extended, enlarged, reconstructed, moved, and/or structurally altered, if the project meets all of the following criteria:

- a. The site is within the designated Goleta Old Town Revitalization project area.
- b. The site is within a zone district which allows residential use requiring only a Land Use Permit or a Conditional Use Permit and follow-up Land Use Permit.
- c. Any structural extension, enlargement, or relocation shall comply with all setback, height, lot coverage, and other requirements of the zone district in which such structure is located.

- d. If the residence is nonconforming as to parking requirements and there is adequate space on-site, the required parking must be provided pursuant to the applicable zone district, Section 35-256. and Section 35-262.

Sec. 35-352.4. Rehabilitation of Nonconforming Residential Buildings and Structures

(Added by Ord. 4366, 7/6/99)

Existing nonconforming residential buildings or structures, including structures accessory thereto, may be structurally altered, enlarged, extended, reconstructed, and/or relocated if the project meets all of the following criteria:

- a. Any structural enlargement, extension, or relocation shall comply with all setback, height, lot coverage, and other requirements of the zone district and/or overlay in which such structure is located.
- b. The site is within the designated Goleta Old Town Revitalization project area.
- c. If the residence is nonconforming as to parking requirements and there is adequate space on-site the required parking must be provided pursuant to the applicable zone district, Section 35-256., Required Number of Spaces: Residential and Section 35-262. Size, Location and Design.