DIVISION 5.

OVERLAY DISTRICTS

Sec. 35-246. D - Design Control Overlay District.

Sec. 35-246.1. Purpose and Intent.

The purpose of this district is to designate areas where, because of visual resources and/or unique neighborhood characteristics, plans for new or altered buildings or structures are subject to Board of Architectural Review. The intent is to ensure well designed developments and to protect scenic qualities, property values, and neighborhood character.

Sec. 35-246.2. Affect of D Overlay District.

Within the D Overlay District, all uses of land shall comply with the regulations of the base zone district and any new or altered buildings or structures shall comply with the additional regulations of the D Overlay District.

Sec. 35-246.3. Processing.

Prior to the issuance of any Land Use Permit under Sec. 35-314., all plans for new or altered buildings and structures shall be submitted for approval by the Board of Architectural Review as set forth in Sec. 35-329. (Architectural Review).

Sec. 35-246.4. Exceptions.

No Board of Architectural Review approval is required for the following:

1. Interior alterations.
2. Decks.
3. Hot tubs or spas.
4. Fences six (6) feet or less in height.
5. Solar panels.
6. Any other exterior alterations determined to be minor by the Director.

Sec. 35-246.5. Setbacks, Height Limits, and Other District Requirements.

As provided in the base zone district, except that when the base zone permits modifications of such requirements by the Director, Zoning Administrator, or Planning Commission, the Board of Architectural Review may recommend such modifications of setbacks, height limits, and other requirements to protect visual resources. (Amended by Ord. 4228, 6/18/96)
Sec. 35-247. F - Airport Approach Overlay
(Amended by Ord. 3562, 03/17/86)

Sec. 35-247.1. Purpose and Intent.
The purpose of this overlay district is to regulate land uses within Airport Clear and Approach Zones consistent with the adopted Airport Land Use Plan for Santa Barbara County, and to limit the height of structures and appurtenances (including vegetation) within these areas. The intent is to protect the safety of people both in the air and on the ground, to reduce and avoid noise and safety conflicts between airport operations and surrounding land uses, and to preserve navigable airspace around the County's airports.

Sec. 35-247.2. Applicability of the F Overlay District Regulations.
The provisions of this F Overlay District apply within the Airport Clear and Approach Zones, as such zones are described in Sec. 35-247.3 of these regulations. In addition, the provisions of Sec. 35-247.5.2 apply within the Airport Land use Commission Planning Boundaries, as such Boundaries are depicted on the maps of the Santa Barbara County Airport Land Use Plan.

Within the areas subject to this overlay district, all uses of land shall comply with the requirements of the applicable base zoning district, provided, however, that all development shall comply with any additional requirements set forth in this overlay district. In cases where the regulations of this overlay district conflict with the regulations of the base zoning district, the more restrictive regulations shall take precedence.

On properties subject to the F Overlay District, any application for a development permits which is determined by the County to be consistent with the provisions of this overlay district shall not be subject to review by the Santa Barbara County Airport Land Use Commission (ALUC). However, all applications determined by the County to be inconsistent or potentially inconsistent with the provisions of this overlay district shall be referred to the ALUC for a determination as to whether the application is consistent with the provisions of the Airport Land Use Plan (ALUP) itself. No permits for projects determined by the County to be inconsistent or potentially inconsistent with the provisions of this overlay district shall be approved or recommended for approval until the ALUC has reviewed the application and made its determination of the project's consistency with the ALUP; however, the failure of the ALUC to render such determination within sixty (60) days of the referral shall be construed as a finding that the proposed development is consistent with the ALUP. In the case of discretionary permits approved by the Planning Commission and/or Board of Supervisors, as well as both discretionary and ministerial permits heard by either body on appeal, the project may be approved by a majority vote of the total
membership of the Commission and/or Board accompanied by findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code §21670.

In all instances where action is proposed to adopt or amend any portion of the Comprehensive Plan and/or any specific plan, zoning ordinance, or building regulation, where such action may apply to any property located within a Clear and/or Approach Zone, the proposed action shall be referred to the ALUC for determination as to the consistency of the proposed action with the adopted ALUP. Any finding by the ALUC that the proposed action is not consistent with the ALUP, including recommended project modifications and/or conditions deemed necessary by the ALUC to ensure consistency of a project with the ALUP, may be overridden only by a two-thirds vote of the total membership of the Board of Supervisors accompanied by findings, based upon substantial evidence in the public record, that the proposed action is consistent with the purpose and intent expressed in Public Utilities Code § 21670.

Sec. 35-247.3 Description of the Airport Clear and Approach Zones

Airport Clear Zones and Airport Approach Zones are subject to particular hazards which necessitate special land use restrictions to promote the public safety and preserve navigable airspace. The following subsections describe the Clear and Approach Zones, and define the boundaries of these Zones for the various runways of Santa Barbara County's airports.

1. **Airport Clear Zones, F (CLR)**

Airport Clear Zones are located immediately adjacent to the ends of airport runways. The Clear Zone dimensions applicable to each runway of the County's airports are described in Sec. 35-247.3.3. The Clear Zones are depicted on the County's Comprehensive Plan Land Use Element and zoning maps, and are designated on the zoning maps by the symbol F(CLR). Airport Clear Zones experience greater noise and safety hazards than Airport Approach Zones, and therefore are subject to more restrictive land use limitations. Land use regulations within the Clear Zones are detailed in Sec. 35-247.4; height restrictions are described in Sec. 35-247.5, and additional land use guidelines are contained in Sec. 35-247.6.

2. **Airport Approach Zones, F(APR)**

Airport Approach Zones are extensions of the Airport Clear Zones. The Approach Zone dimensions applicable to each runway of the County's airports are described in Sec. 35-247.3.3. The Approach Zones are depicted on the County's Comprehensive Plan Land
Use Element and zoning maps, and are designated on the zoning maps by the symbol F(APR). Airport Approach Zones are subject to lesser noise and safety hazards than are Airport Clear Zones, and thus are subject to less restrictive land use limitations. Land use regulations within the Approach Zones are detailed in Sec. 35-247.4; height restrictions are described in Sec. 35-247.5, and additional land use guidelines are contained in Sec. 35-247.6.

3. Physical Dimensions of the Airport Clear and Approach Zones

For the purpose of these overlay district regulations, the Airport Clear and Approach Zones for any given runway form a continuous horizontal plane surface adjacent to the end of the runway. It must be noted that the ends of runways lie two hundred feet within the ends of a "primary surface" as defined in Part 77.25(c) of the Federal Aviation Regulations (FAR). This surface has the geometric form of an isosceles trapezoid, extending outward from the runway end and bisected by an extension of the runway centerline. The general form and specific dimensions of these Zones for all runways of the County's airports are depicted in the following diagram and table.

<table>
<thead>
<tr>
<th>AIRPORT</th>
<th>RUNWAY</th>
<th>W1</th>
<th>W2</th>
<th>D1</th>
<th>D2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Barbara</td>
<td>7</td>
<td>940</td>
<td>4000</td>
<td>2700</td>
<td>10200</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td>940</td>
<td>4000</td>
<td>1900</td>
<td>10200</td>
</tr>
<tr>
<td></td>
<td>15-33</td>
<td>460</td>
<td>1500</td>
<td>1200</td>
<td>5200</td>
</tr>
<tr>
<td>Santa Maria</td>
<td>12</td>
<td>940</td>
<td>4000</td>
<td>2700</td>
<td>10200</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>940</td>
<td>4000</td>
<td>1900</td>
<td>10200</td>
</tr>
<tr>
<td></td>
<td>2-20</td>
<td>460</td>
<td>1500</td>
<td>1200</td>
<td>5200</td>
</tr>
<tr>
<td>Lompoc</td>
<td>7-25</td>
<td>460</td>
<td>1500</td>
<td>1200</td>
<td>5200</td>
</tr>
<tr>
<td>Santa Ynez</td>
<td>8-26</td>
<td>460</td>
<td>1500</td>
<td>1200</td>
<td>5200</td>
</tr>
</tbody>
</table>
W1 = Width of CLEAR ZONE adjacent to the runway end.
W2 = Width of APPROACH ZONE at its farthest point from the runway end.
D1 = Maximum extent of CLEAR ZONE beyond the runway end.
D2 = Maximum extent of APPROACH ZONE beyond the runway end.

FIGURE 5-1
AIRPORT CLEAR & APPROACH ZONES DIAGRAM
It must be noted that the dimensions W1, D1, and D2 in the above table have been adjusted to account for the fact that they are measured from the end of the runway rather than from the end of the primary surface defined in FAR Part 77.25(c). These adjustments have been made so that the CLEAR and APPROACH ZONE dimensions may be measured from commonly mapped and determinate physical features while being coterminous with the CLEAR and APPROACH ZONES defined in the Airport Land Use Plan.

Sec. 35-247.4. Land Use Regulations within Airport Clear and Approach Zones

1. General Land Use Restrictions

Within both the Airport Clear and Airport Approach Zones, the following uses are not permitted:

a. Any use which would direct steady or flashing lights at aircraft during initial climb or final approach, other than an FAA approved navigational signal or visual approach slope indicator (VASI);

b. Any use which would cause sunlight to be reflected toward an aircraft on initial climb or final approach;

c. Any use which would generate smoke or attract large concentrations of birds, or which may otherwise affect safe navigation within the area;

d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft, communications, or airport instrumentation.

In addition, height restrictions apply within both the Clear and Approach Zones, and certain uses may require an assessment for possible airspace obstruction. Height restrictions and airspace obstruction assessment requirements are contained in Sec. 35-247.5; these restrictions and requirements complement, but do not supersede, the requirements of Federal Aviation Regulations Part 77.

Additional land use regulations specific to either the Airport Clear Zones or Airport Approach Zones are described in the following subsections.

2. Airport Clear Zones

a. The following uses are not permitted within the Airport Clear Zones:

   i. Residential development of any type;

   ii. Hazardous uses such as above-ground oil, gas, or chemical storage, except as permitted under Sec. 35-247.6.2;
iii. Any use which may result in a long or short term concentration of people greater than the ALUC's review threshold of twenty-five (25) persons per gross acre, unless such use is found consistent with the Airport Land Use Plan by the Santa Barbara County ALUC or is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose an intent expressed in Public Utilities Code § 21670.

b. The following are examples of uses permitted within the Airport Clear Zones, subject to the general exclusions contained in Sec. 35-247.4.1:

i. Aeronautical facilities (e.g., instrument landing navigation aids and equipment buildings, visual navigation aids, weather data instruments, fencing and access roadways to protect and serve aeronautical installations, and airport entrance roadways);

ii. Open space;

iii. Agriculture and agricultural storage;

iv. Hay, grain, and feed wholesale yards;

v. Wholesale nurseries;

vi. Truck, bus, and construction equipment storage yards;

vii. Recreational vehicle and boat storage yards;

viii. Recreational materials storage and wholesale yards;

ix. Building contractors' yards;

x. Parking lots, including those which may serve areas or uses not within airport clear zones;

xi. Automobile wrecking yards;

xii. Automobile sales display areas;

xiii. Mini-storage warehouses;

xiv. Any other use which the ALUC finds consistent with the Santa Barbara County Airport Land Use Plan or which is approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670.
3. **Airport Approach Zones**

The following uses generally are not permitted within one mile of the runway end in the Airport Approach Zones, unless found consistent with the ALUP by the ALUC or approved by the Board of Supervisors upon a two-thirds vote of its total membership with specific findings, based upon substantial evidence in the public record, that the proposed development is consistent with the purpose and intent expressed in Public Utilities Code § 21670:

a. Residential development, except for reconstruction, alterations, construction of new single-family homes on existing legal lots and single-family residential land divisions representing a density less than or equal to four units per gross acre;

b. Nonresidential development which would result in large concentrations of people (over the ALUC's review threshold of twenty-five (25) persons per gross acre), including but not limited to schools, office buildings, shopping centers, hospitals, and stadiums.

**Sec. 35-247.5. Height Restrictions.**

1. **Airport Clear and Approach Zones**

Within both the Airport Clear Zones and the Airport approach Zones, the highest point of any structure or improvement (including vegetation) above the elevation of the respective runway end shall not exceed one vertical foot per the following number of feet of horizontal distance between the structure or improvement and the runway end:

<table>
<thead>
<tr>
<th>Airport</th>
<th>Runway</th>
<th>Horizontal Distance Factor (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Barbara</td>
<td>7</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>15-33</td>
<td>20</td>
</tr>
<tr>
<td>Santa Maria</td>
<td>12</td>
<td>50</td>
</tr>
<tr>
<td></td>
<td>30</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>2-20</td>
<td>20</td>
</tr>
<tr>
<td>Lompoc</td>
<td>25</td>
<td>34</td>
</tr>
<tr>
<td></td>
<td>7</td>
<td>20</td>
</tr>
<tr>
<td>Santa Ynez</td>
<td>8-26</td>
<td>20</td>
</tr>
</tbody>
</table>

However, this Section shall not prevent the erection or maintenance of a structure or improvement not exceeding fifteen (15) feet in height above the elevation of the runway end.
2. **Airport Land Use Commission (ALUC) Planning Boundary**

Within the ALUC Planning Boundary shown on the maps of the adopted ALUP, which includes but extends beyond the Clear and Approach Zones, all applications for proposed structures or improvements (including vegetation) exceeding a certain height shall be referred to the ALUC for review and possible subsequent referral to the Federal Aviation Administration (FAA) and the affected airport operator for an assessment of potential airspace obstruction. This referral shall be made for all proposed structures or improvements (including vegetation) having a maximum height above site grade exceeding the lesser of:

a. One (1) vertical foot for each one hundred (100) horizontal feet from the nearest point of the nearest airport runway or helispot, or

b. forty-five (45) feet.

The purpose of this notification process is to provide a simplified manner for identifying most potential airspace obstructions beyond the boundaries of the Airport Clear and Approach Zones. As such, this process is intended to complement, but not to supersede, related notification requirements specified in the Federal Aviation Regulations (FAR) Part 77. Therefore, this process in no way relieves the applicant of any responsibility for direct notification of the FAA Administrator under FAR Part 77. This procedure is not intended to affect the timing of normal County processing of the development permit application.

**Sec. 35-247.6. Additional Land Use Guidelines.**

1. New residential uses, and the conversion of existing structures to residential condominiums, community apartments, stock cooperatives, limited equity cooperatives, dormitories, or other residential uses, on property subject to these F Overlay District Regulations, shall be approved only with conditions such that:

   a. All unit(s) and associated structures and areas exposed to airport noise levels of 65 dB LDN (or CNEL) or greater shall be subject to an avigation/noise easement or easements, which shall be of a form and content approved by the County in consultation with the affected airport operator;

   b. Any prospective buyer, lessee, or renter shall be notified in writing, prior to entering any sale, lease, or rent contract, if any exterior living areas associated with the unit(s) for sale, lease, or rent are exposed to airport noise levels of 65 dB LDN (or CNEL) or greater;
c. The State Department of Real Estate’s Public Report (for any subdivision, condominium project, etc.) shall disclose whether any units are within a 65+ dB LDN (or CNEL) airport noise exposure area, and shall refer to any avigation/noise easement(s) affecting the unit(s).

2. Any use located within any Clear Zone which involves the storage of more than ten (10) gallons of flammable liquids or hazardous materials shall, prior to the issuance of a Land Use Permit, be reviewed by the Fire Department(s) providing inspection and/or emergency response service to the site. No Land Use Permit(s) shall be issued unless and until the potential hazards associated with the storage of such materials are mitigated to the reasonable satisfaction of said Fire Department(s).
Sec. 35-248. AS - Antiquated Subdivision Overlay District

(Deleted by Ord. 3497, 3/4/97)
Sec. 35-249. Hazardous Waste Management Facility.
(Added by Ord. 4051, 5/19/92)

Sec. 35-249.1. Purpose and Intent.

The purpose of this overlay district is to provide a mechanism for the siting of offsite hazardous waste management facilities and to ensure that such facilities are sited consistent with both the requirements of the Comprehensive Plan’s Hazardous Waste Element and the base zoning district over which the HWMF Overlay District is applied.

Sec. 35-249.2. Effect of the HWMF Overlay District.

Projects sited on land for which a rezone to HWMF has been initiated must meet all of the siting criteria set forth in the County’s Hazardous Waste Element. Within the HWMF Overlay District, all uses of land shall comply with the requirements of the applicable base zoning district, provided however, that all development shall comply with any additional requirements set forth in the HWMF Overlay District. In cases where the regulations of the HWMF Overlay District conflict with the regulations of the base zoning district, the regulations more protective of the public health and the environment shall take precedence.

Sec. 35-249.3. Preliminary Development Plan to be included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezone to the HWMF Overlay District shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezone and the Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-249.4. 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. 35-249.5. Permitted Uses.

1. Transfer station.
2. Storage facilities.
3. Treatment facilities.
4. Recycling facilities.
5. Residuals repositories.

Sec. 35-249.6. Application Requirements.

Prior to the filing of an application for a rezone to the HWMF Overlay District and/or a Development Plan for a HWMF, a pre-application conference shall be held.
In addition to the application requirements for a rezone and Development Plan, applications for uses within the HWMF Overlay District shall include:

1. A discussion of the consistency of the proposed project with the siting criteria for offsite hazardous waste facilities set forth in the Hazardous Waste Element.

2. An evaluation of alternative sites for the project.

3. Maps showing the area within a half-mile radius of the project site which indicate:
   a) all dwelling units and other sensitive land uses such as schools, hospitals, libraries, parks, etc;
   b) other buildings and structures;
   c) environmentally sensitive areas;
   d) location of major highways and access routes;
   e) available emergency services; and
   f) all significant topographic features.

4. Maps showing the area within a quarter-mile radius of the project site which indicate:
   a) all sanitary sewer systems;
   b) all storm drains; and
   c) the prevailing wind direction.

5. Information on the types, and maximum and average expected quantities of wastes proposed to be stored, treated, or disposed of by the facility, and the physical and chemical characteristics of those wastes.

6. A Risk Assessment including risk identification and mitigation that addresses each of the elements identified in Implementation Program 3-B of the Hazardous Waste Element.


8. A preliminary emergency response plan that addresses the potential actions to be taken in the event of a release or a threatened release of a hazardous waste.

9. Measures or plans to ensure site security.

10. Depth to groundwater analysis.

11. Data needed to evaluate need for the hazardous waste management facility as identified by Policy 2-1 of the Hazardous Waste Element, including but not limited to data from the state manifest records, data from Environmental Health Services, other current data, and any intergovernmental agreements into which the County has entered.
12. Any other information that the Planning and Development Department deems necessary to evaluate and process the application.

Sec. 35-249.7. Findings Required for Approval of a Rezone and Development Plan.
In addition to the findings required for approval of Rezones and Development Plans, no Rezone to the HWMF Overlay District and/or Development Plan for a hazardous waste management facility shall be approved unless the County also makes the following findings:

1. There is a need for the offsite treatment, storage, or disposal hazardous waste management facility as determined pursuant to Policy 2-1 of the Hazardous Waste Element.

2. The rezone and/or proposed facility is consistent with the siting criteria for offsite hazardous waste management facilities set forth in the Hazardous Waste Element and the development standards set forth in Section 249.8 below.

3. A risk assessment has been prepared for the rezone and/or Development Plan which adequately evaluates the risks to human health and safety and the environment under both routine operations and upset conditions.

4. The risks to human health and the environment have been minimized to the maximum extent feasible and the remaining risks are considered acceptable.

5. The project will not create a financial burden for the County.

6. The proposed facility operator has demonstrated financial responsibility for the operation, monitoring, closure and post-closure of the facility.

Sec. 35-249.8. Development Standards.

1. A buffer adequate to protect the public health and environmentally sensitive areas shall be established. The size and location of the buffer shall be based on a thorough assessment of risk to human health and the environment.

2. All hazardous waste facilities must be designed and constructed to be able to contain spills, leaks, and other accidental releases of waste. Containment shall provide protection to air quality and surface and groundwater resources, and shall be based on a site characterization and geologic report.

3. Treatment, recycling, transfer and storage facilities should be sited in Urban Areas unless they are needed in a Rural Area or the Planning Commission finds that the facility or facilities cannot be located in an Urban Area. Residuals Repositories shall not be sited in Urban Areas.

4. In Urban Areas, all facilities must use public services.
5. In rural areas where public services are not available, private services for all facilities must be designed adequately for capacity and environmental protection.

6. Hazardous waste management facilities shall include measures for adequate site security.

7. Hazardous waste management facilities shall be visually compatible with existing and anticipated surrounding land uses.

8. No noxious odors associated with a hazardous waste facility shall be detectable at the property boundary.

9. The level of noise generated by the facility at the property boundary shall not exceed 65 db(A).

10. A monitoring system to measure offsite impacts including but not limited to noise, odors, vibration and air and water quality degradation shall be in operation throughout the construction, operation, closure and post-closure of the facility.

11. All outside lighting shall be shielded and no unobstructed beam of light shall shine off the premises. In addition, no lighting shall draw attention to the facility, and shall be an overall level and type compatible with surrounding uses.
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.
THIS PAGE LEFT INTENTIONALLY BLANK
Sec. 35-250A. AH Affordable Housing
(Added by Ord. 4111, 7/20/93; Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.1 Purpose.
The purpose of this overlay is to promote the development and provision of affordable housing within the community, thereby implementing the policies of the County's Housing Element of the Comprehensive Plan and the goals of the Regional Housing Needs Plan. Standards of development and performance shall be designed to provide incentives to developers to construct affordable housing while retaining good design and architectural compatibility with adjacent land uses. The intent of this Overlay District is to provide substantial incentives to encourage the provision of either 30% or more of all new units available to very low income households or 50% or more of all new units constructed available to a mix of affordable income range consistent with the allocation provided in the Housing Element Implementation Guidelines. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.2. Application of AH Overlay District.
The AH Overlay District may be applied in conjunction with the preparation of a Community Plan, or as a County initiated amendment to the Comprehensive Plan, and shall indicate the maximum number of units designated by the overlay. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.3. Effect of AH Overlay District.
Within the AH Overlay District, residential development projects are eligible for increased densities, up to the maximum number of units designated by the overlay, provided that either 30% or more of all new units are available to very low income households, or 50% or more of all new units are available to a mix of affordable income households, consistent with the allocation provided in the Housing Element Implementation Guidelines. Such increased density projects are referred to herein as AH Overlay projects. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.4. Processing.
a. No permits for development of an AH project, 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). (Amended by Ord. 4128, 11/16/93)

b. In order to ensure that all AH Overlay projects receive timely and preferential processing, qualifying AH Overlay projects shall be subject to the fast track permit process and other development incentives as outlined in the Housing Element Implementation Guidelines.
Sec. 35-250.A.5. Uses Permitted.
1. All uses permitted in the base zone district.
2. The following uses may be permitted, in addition to the uses of the base zone district, pursuant to Development Plan approval: Single-family dwellings, duplexes, apartments, condominiums, townhouses, cluster housing, planned unit developments, small lot planned developments and stock cooperatives, containing a minimum of either 30% or 50% affordable housing units developed and intended to be purchased or rented subject to the County’s Affordable Housing Program criteria and formulas established for very low, low, lower moderate and upper moderate income household categories; (Amended by Ord. 4128, 11/16/93)
3. Accessory uses and structures incidental to permitted uses.

Sec. 35-250A.6. Additional Requirements
The following requirements shall also apply to an AH Overlay project: (Amended by Ord. 4128, 11/16/93)
1. Within areas subject to the AH Overlay district all uses of land shall comply with the regulations of the base zone district. In cases where conflict occurs between the base zone district standards and the provisions of the AH Overlay District, the provisions of the Overlay District shall apply. (Amended by Ord. 4128, 11/16/93)
2. For any units built above the base density pursuant to the provisions of the AH Overlay, either the 30% or the 50% affordability requirements shall apply to the total number of units proposed on the site. (Amended by Ord. 4128, 11/16/93)
3. All AH Overlay projects shall record an affordable housing agreement and resale and rental restrictive covenant, or such other document approved as to form by the County Counsel, which outlines the sales and/or rental prices for the various types of units to be established, provisions for the sale, resale, renting and restrictions that will be applicable to the project and which ensure the continued availability of units for purchase or occupancy by household of very low, low, lower-moderate and upper moderate incomes for a minimum of 30 years. (Amended by Ord. 4128, 11/16/93)
4. The 50% affordable housing component of an AH project shall provide very low, low, lower-moderate and upper-moderate income units according to the proportional allocations for each Housing Market Area as indicated in the Housing Element Implementation Guidelines and consistent with affordable housing definitions within said Guidelines. (Amended by Ord. 4128, 11/16/93)
Sec. 35-250A.7. Additional Modifications to Development Standards.

1. Infrastructure facilities, improvements, and/or development or zoning standards normally required for residential development other than those in Sec. 35-250A.6. above, may be modified by the Planning Commission if deemed necessary to ensure affordability of dwelling units or to provide additional incentives. Examples of the modified facility requirements could include the waiver or phasing of any required off-site improvements. (Amended by Ord. 4128, 11/16/93)

2. If deemed appropriate by the Board of Supervisors, any or all fees normally imposed by the County on development projects may be waived, reduced, or deferred. In such cases, reduced fees shall be based upon the project proponent supplying the Board of Supervisors with evidence and assurances that savings realized from such reductions will be passed on to the future residents by way of reduced rent or purchase price for units. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.8. Density Modifications.

Projects proposed within the AH Overlay District shall be entitled to a density adjustment to the base zone district authorizing an increase in the maximum allowable density to that of the AH designation. Any density increase granted for an AH Overlay project which exceeds the base zone district density shall be inclusive of bonus densities authorized by state law (e.g., density increase must be at least 25% over base density (Government Code §65915-65918 or successor statutes(s)). The maximum density for a parcel within the AH Overlay District shall be indicated in the Comprehensive Plan. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.9. Pre-application Procedure.

Prior to submitting an application for an AH Overlay project, the applicant should obtain pre-application and other preliminary consultations with the Planning and Development Department and other officials in order to obtain information and guidance before entering into binding commitments and incurring substantial expense in the preparation of plans, surveys and other data. Such preliminary consultations shall relate to a specific development proposal that outlines the concept and characteristics of the project.

If the developer chooses not to participate in the pre-application process, the project may not qualify for a fast track permit process. (Amended by Ord. 4128, 11/16/93)
Sec. 35-250A.10. Approval of Development Plans.

The Development Plan and accompanying maps, contracts and other documentation submitted with the application for an AH Overlay project shall be reviewed in accordance with the provisions of Section 35-317, Development Plans, of this Article and shall be subject to such conditions and requirements as are deemed appropriate and necessary to ensure compliance with the purposes of the County's affordable housing program, the Housing Element and applicable Elements of the Comprehensive Plan. (Amended by Ord. 4128, 11/16/93)

Sec. 35-250A.11. Required Findings for Rezones to AH Overlay.

In addition to the findings under Division 10, Section 35-317 (Development Plans), prior to approval of an AH Overlay project, the decision-maker shall make all of the following findings:

a. The site is located within the Urban Boundary Line depicted on the applicable Comprehensive Plan Land Use Map(s);

b. The site has a residential land use designation or would be appropriate for residential use if a Comprehensive Plan Land Use amendment is being concurrently processed (e.g. underutilized commercial land surrounded by residential land or other compatible land use);

c. The site has a base zone district which allows residential use and requires a Development Plan for such use. This may also be achieved through a rezone.

d. The site is served by a municipal sanitary district;

e. The site is of adequate size and shape to allow the reasonable development of housing;

f. The site is located near major travel corridors or services;

g. The site is located within reasonable walking distance to transit lines, employment centers, schools, and commercial areas;

h. That residential development can be sited to avoid major environmental hazards and/or constraints (e.g., steep slopes and other geologic hazards, archaeological resources, streams and creeks, sensitive habitat areas, and airport noise and safety zones).
Sec. 35-250B. ESH-GOL Environmentally Sensitive Habitat Area-Goleta.
(Added by Ord. 4111, 7/20/93)

Sec. 35-250B.1. Purpose and Intent.

The purpose of this overlay district is to protect and preserve specified areas in which plant species, animal species, and/or their habitats are rare or have special value because of their role in the ecosystem, and which could be easily disturbed or degraded by human activities and developments. The intent of this overlay district is to ensure that any and all development permitted in such areas is designed and carried out in a manner that will provide maximum protection to sensitive habitat areas.

Sec. 35-250B.2. Applicability.

The provisions of this overlay district shall apply to any areas zoned ESH-GOL on the applicable Santa Barbara County Zoning Map. (If any particular lot or lots within a delineated ESH-GOL area are determined by the County not to contain the pertinent species or habitat, the regulations of this overlay district shall not apply.)

Sec. 35-250B.3. Effect of ESH-GOL Overlay District.

Within the ESH-GOL Overlay District, all uses of land or water shall comply with the regulations of the base zone district. In addition, such uses must comply with the additional regulations of the ESH-GOL Overlay District before the issuance of a land use permit under Sec. 35-314. See Sec. 35-203, "Overlay District Designations and Applicability" concerning conflict between provisions of ESH-GOL and base zone district.

Sec. 35-250B.4. Processing.

1. In addition to the application requirement of the base zone district, application for a land use permit for any development in the ESH-GOL Overlay District shall include:
   a. A brief description of the flora and fauna which occupy the site or are occasionally found thereon, and a brief description of their habitats which may be found on the site.
   b. A delineation of all streams, rivers, water bodies, and wetlands located on the site.
   c. A clear delineation of all areas which shall be graded, paved, surfaced, or covered with structures, including a description of the surfacing material to be used, accompanied by a series of photographs clearly showing all areas to be subject to disturbance. For areas of one acre or larger in size which potentially contain ESH-GOL habitats and which are proposed for disturbance, P&D may require a 1 inch to 100 foot scale color recent aerial photograph to assist in determining the extent of
project impacts within the boundaries of the parcel. The proposed area of site disturbance and any visible landmarks (e.g. roads and creeks) shall be clearly labelled on the aerial photograph.

d. Any other information pertinent to the particular development which may be necessary for review of the project as requested by the Planning and Development Department (P&D).

2. For development proposed within areas zoned with the ESH-GOL Overlay, in addition to the applicable requirements of the base zone district and Division 10 of this Article, a land use permit shall be required for the following:

a. The removal of vegetation over an area greater than 5,000 square feet
b. The removal of a significant amount of vegetation along 50 lineal feet of creekbank.
c. The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat on a parcel, would total an area greater than 5,000 square feet or longer than 50 lineal feet of vegetation along a creekbank.
d. Grading in excess of 50 cubic yards of cut or fill.
e. The removal of any native trees greater than 6 inches in diameter measured 4 feet above existing grade or more than 6 feet in height or non native trees which are used as a habitat by the Monarch Butterflies for roosting or by nesting raptors, unless P&D makes one of the following findings:

1. The trees are dead and are not of significant habitat value,
2. The trees prevent the construction of a project for which a land use permit has been issued consistent with the provisions of this ESH-GOL overlay and project redesign is not feasible.
3. The trees are diseased and pose a danger to healthy trees in the immediate vicinity. The Planning and Development Department may require evidence of such to be presented by a qualified individual such as an arborist or a licensed tree surgeon.
4. The trees are so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

3. Where a significant amount of vegetation is proposed to be removed within an area zoned with the ESH-GOL overlay which exceeds 1 acre in size or 500 linear feet of creekbank, or
where grading would exceed 1500 cubic yards of cut and fill, a minor conditional use permit shall be required.

4. If, upon receipt of an application for development within the ESH-GOL Overlay district, P&D determines that the proposed development is not located in the ESH-GOL area, the provisions of this overlay shall not apply. If P&D determines that the proposed development is located in the ESH-GOL area, a site inspection shall be required, if the County determines it necessary, by a qualified biologist to be selected jointly by the County and the applicant. Upon completion of the site inspection, and if determined to be necessary, conditions shall be applied to the permit that will protect the environmentally sensitive habitat area to the maximum extent feasible, consistent with the biologic habitats, goals, objectives, policies, development standards, and actions of the Goleta Community Plan.

Sec 35-250B.5. Findings.

Prior to issuance of any permits for development within the ESH-GOL Overlay District, in addition to the findings set forth in the applicable section of Division 10, a finding shall be made that the proposed development is consistent with all applicable biologic goals, objectives, policies, actions and development standards from the Goleta Community Plan.


A permit may be issued subject to compliance with conditions set forth in the permit which are necessary to ensure consistency with habitat protection provisions of the Goleta Community Plan. Such conditions may, among other things, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat. The conditions may also include deed restrictions and easements for resource protection. Regulations of the base zone district specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered on furtherance of the purpose of this overlay district by express condition in the permit.
Sec. 35-250C. RC-GOL Riparian Corridor-Goleta.
(Added by Ord. 4111, 7/20/93)

Sec. 35-250C.1. Purpose and Intent.
The purpose of this overlay district is to protect mapped riparian corridors within rural areas designated Agriculture because they could be easily disturbed or degraded by human activities and developments. This overlay recognizes the differing goals and policies of the County's Comprehensive Plan, by protecting riparian corridors with standards and requirements that are compatible with reasonable agricultural uses of a property. The intent of this overlay district is to protect and preserve specific mapped riparian corridors in order to maintain a continuous canopy of trees along each corridor and protect the overall ecological integrity of each mapped stream system.

Sec. 35-250C.2. Applicability.
The provisions of this overlay district shall apply to riparian corridors within Rural Areas designated Agriculture. These areas shall be zoned RC-GOL on the applicable Santa Barbara County Zoning Map. (If any particular lot or lots within a delineated RC-GOL area are determined by the County not to contain the pertinent species or habitat, the regulations of this overlay district shall not apply.)

Sec. 35-250C.3. Effect of RC-GOL Overlay District.
Within the RC-GOL Overlay District, all uses of land shall comply with the regulations of the base zone district. In addition, such uses must comply with the additional regulations of the RC-GOL Overlay District before the issuance of a land use permit under Sec. 35-314. See Sec. 35-203, "Overlay District Designations and Applicability" concerning conflict between provisions of RC-GOL and base zone district.

Sec. 35-250C.4. Processing.
1. In addition to the application requirements of the base zone district, application for a land use permit for any grading or the removal of vegetation in the RC-GOL Overlay District shall include:
   a. A brief description of the flora and fauna which are known to occur in the corridor or are occasionally found thereon, and a brief description of their habitats which may be found on the site.
   b. A delineation of all streams, rivers, water bodies, and wetlands located on the site.
   c. A clear delineation of all areas which shall be graded, accompanied by a series of photographs clearly showing all areas to be subject to disturbance. For areas of one acre or larger in size which potentially contain RC-GOL habitats and which are
proposed for disturbance, P&D may require a 1 inch to 100 foot scale color recent aerial photograph to assist in determining the extent of grading impacts within the boundaries of the riparian corridor. The proposed area of site disturbance and any visible landmarks (e.g. roads and creeks) shall be clearly labeled on the aerial photograph.

d. Any other information pertinent to the particular development which may be necessary for review of the project as requested by the Planning and Development Department (P&D).

2. For grading or the removal of vegetation proposed within areas mapped with the RC-GOL overlay, in addition to the applicable requirements of the base zone district and Division 10 of this Article, a land use permit shall be required for the following:
   a. The removal of vegetation over an area greater than 20,000 square feet.
   b. The removal of a significant amount of vegetation along 100 linear feet of creekbank.
   c. The removal of vegetation that when added to the previous removal of vegetation within the affected habitat on a parcel would total greater than one acre in size or longer than 200 linear feet of creekbank.
   d. Grading in excess of 150 cubic yards.

3. Where a significant amount of vegetation is proposed to be removed within an area zoned with the RC-GOL overlay which exceeds 1 acre in size or 500 linear feet of creekbank, or where grading would exceed 1500 cubic yards of cut and fill, a minor conditional use permit shall be required.

4. If, upon receipt of an application for grading or the removal of vegetation within the RC-GOL overlay district, P&D determines that the proposed grading or removal of vegetation is not located in the riparian corridor, the provisions of this overlay shall not apply.

   If P&D determines that the proposed grading or removal of vegetation is located in the RC-GOL area, a site inspection shall be required, if the County determines it necessary, by a qualified biologist to be selected jointly by the County and the applicant. Upon completion of the site inspection, and if determined to be necessary, conditions shall be applied to the permit that will protect the RC-GOL area to the maximum extent feasible, consistent with the biologic habitats goals, objectives, policies, development standards, and actions of the Goleta Community Plan.
Sec. 35-250C.5. Findings.

Prior to issuance of a permit for development within the RC-GOL Overlay District, in addition to the findings set forth in the applicable section of Division 10 a finding shall be made that the proposed development is consistent with all applicable biologic goals, objectives, policies, actions and development standards from the Goleta Community Plan.

Sec. 35-250C.6. Conditions.

A permit may be issued subject to compliance with conditions set forth in the permit which are necessary to achieve policy consistency. Such conditions may, among other things, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, or stage the work over time to ensure protection of the habitat. The conditions may also include deed restrictions and easements for resource protection. Regulations of the base zone district specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered on furtherance of the purpose of this overlay district by express condition in the permit.
Sec. 35-250D. FA Flood Hazard Area Overlay District.
(Added by Ord. 4145, 2/8/94)

Sec. 35-250D.1. Purpose and Intent.

The purpose of this overlay district is to promote the public health, safety and welfare, and to alert property owners that the Flood Plain Management Ordinance applies to their property. The intent of this district is to avoid exposing new development to flood hazard. This overlay district serves as a mechanism whereby members of the public and staff can easily identify areas of special flood hazard which are subject to Chapter 15A, Floodplain Management, of the County Code.

Sec. 35-250D.2. Applicability and Flood Hazard Overlay Map.

The FA Flood Hazard Overlay District shall apply to special flood hazard areas as defined in Chapter 15A, Floodplain Management, of the County Code. The Flood Hazard Overlay Map shall reflect the boundaries of special flood hazard areas as shown on the current Federal Emergency Management Agency (FEMA) maps on file with the County Flood Control and Water Conservation District.

Sec. 35-250D.3. Effect of the FA Overlay District.

Within the FA Flood Hazard Overlay District, all uses of land shall comply with the regulations of the base zone district, and any "development" as defined in Chapter 15A, Floodplain Management, of the County Code shall comply with the additional regulations set forth in said Chapter.

Sec. 35-250D.4. Processing.

Prior to the issuance of any land use permit by the Planning and Development Department, all development subject to this overlay district shall be referred to the County Flood Control and Water Conservation District for a determination as to whether or not the development is subject to the provisions of Chapter 15A, Floodplain Management, of the County Code. If the Flood Control District determines that the proposed development is subject to Chapter 15A, the development shall comply with the requirements of said Chapter. If the Flood Control District determines that the proposed development is not subject to Chapter 15A, the development is exempt from the requirements of said Chapter.

After obtaining the appropriate clearance or receiving written exemption from the Flood Control District, the proposed development shall be subject to the land use permit procedures as required in the applicable base zone district.
THIS PAGE LEFT INTENTIONALLY BLANK
Sec. 35-250E. HC-Highway 101 Corridor Overlay District.
(Added by Ord. 4358, 5/18/99)

Sec. 35-250E.1. Purpose and Intent.

The Highway 101 Corridor includes areas of exceptional aesthetic, historic and natural value. Within the urbanized area of the South Coast, past, proposed and potential transportation improvements within this corridor may adversely impact these resources. The purpose of this district is to designate a geographical area along Highway 101 in the urbanized area of the South Coast where unique public viewsheds, scenic, historic and natural assets and community character should be protected. The intent of this overlay district is to ensure that all development in this area is designed and carried out in a manner that provides maximum protection, restoration and/or enhancement of this corridor’s unique qualities and promotes multi-modal transportation.

Sec. 35-250E.2. District Boundaries.

The boundaries of this HC Overlay District are specified on the applicable Santa Barbara County Zoning Map.

Sec. 35-250E.3. Applicability of HC Overlay District.

Within the HC Overlay District, all uses of land shall comply with the regulations of the base zone district. In addition, any development (1) within the State-owned right-of-way, (2) within the County right-of-way, or (3) on private land adjacent to Highway 101 for which a public agency has obtained an easement to carry out a project, shall comply with the additional regulations set forth in this HC Overlay District.

Sec. 35-250E.4. Processing.

The provisions of this section shall only apply to development described in Sec. 35-250E.3. In addition to the application requirements of the base zone district, applications for development shall include:

1. A delineation of all streams, rivers, water bodies, wetlands and other ESH designated areas located on the site;
2. A clear delineation of all areas which shall be graded, paved, surfaced, or covered with structures;
3. A description of the existing landscaping on the site;
4. Plot plan, elevations, architectural and landscaping palettes, colors and material to be used;
5. Any other information pertinent to the particular development which might be necessary for the review of the project requested by Planning and Development (P&D).
Upon receipt of an application, P&D shall determine the potential of the proposed development to either adversely impact or enhance the visual and historical qualities of the area and the opportunity for multi-modal transportation, develop appropriate conditions of approval if necessary and forward its recommendations to the decision maker(s).

Sec. 35-250E.5. Development Standards
The following development standards shall apply to all projects as described in Sec. 35-250E.3.

1. To the maximum extent feasible, all projects shall comply with the Highway 101 Corridor Design Guidelines available upon request at Planning & Development.

2. All grading shall be conducted in such a manner as to maintain the existing profile of the Highway 101 Corridor, soften the appearance of the highway and its massive structures, preserve existing landscaping and provide new landscaping.

3. Highway crossing design shall:
   a. Promote use by pedestrians and bicyclists, as well as automobiles and trucks;
   b. Provide adequate space for large scale landscaping in order to soften the bulk of freeway structures and provide continuity between structures and vegetation; and
   c. Allow for movement of anadromous or other migratory fish species, including steelhead.

4. Roadway approaches and departures from highway structures shall provide safe crossings for both pedestrians and bicyclists. The following features shall be included:
   a. Walkways, bikeways and/or multi-purpose trails, separated from vehicle lanes;
   b. Minimum road widths and pedestrian islands at on/off ramps to accommodate pedestrian and bicyclist crossings;
   c. Passageway for the movement of anadromous or other migratory fish species, including steelhead.

5. Drought-tolerant native species shall be utilized in landscape plans to the maximum extent feasible. Emphasis shall be placed on using a palette of native species and exotic species (if well adapted and non-invasive). Plants native to southern Santa Barbara County shall be used where they are naturally suited.

6. To the maximum extent feasible, all development, including expansions of U.S. Highway 101, shall incorporate provisions for landscaping to preserve the scenic and visual amenities which exist along the affected transportation corridor, or to replace such
landscaping with comparable scenic and visual amenities. To the extent feasible, the historic landscaping scheme shall be preserved and restored.

7. Upon adoption of the Highway 101 Corridor Master Landscaping Plan, to be developed by Caltrans with the community input and County approval, all projects in the Highway 101 Corridor shall be consistent with this plan.

8. Highway 101 Corridor projects shall include median landscaping to soften the concrete and asphalt expanse of the highway.

9. Within 100-feet of riparian habitat, wetlands or oak woodlands, landscaping shall consist only of native plants which are indigenous to the south coast of Santa Barbara County, selected based on the basis of specific environmental conditions; this landscaping shall be propagated from locally collected plant materials (e.g. seeds and cuttings). Exception will be made where Eucalyptus trees are providing habitat for Monarch butterflies or raptors. (Refer to Goleta Community Plan - Southern Section, Environmentally Sensitive Habitats and Riparian Corridor Protection Overlay Map and Note on Eucalyptus in Appendix B of the Highway 101 Corridor Design Guidelines available upon request at Planning and Development).

**Sec.35-250E.6. Modifications.**

Modifications to the above development standards may be granted by the decision maker(s) when they are found infeasible due to safety or physical constraints.
Sec. 35-250F.  HO Hotel Overlay.  
(Added by City Ord. 08-08, 10/21/08)

Sec. 35-250F.1.  Purpose and Intent.

This Overlay District is only applicable to property having a land use designation of either Business Park (I-BP) or Office and Institutional (I-OI), and a Hotel Overlay as shown on the General Plan Land Use Map. The purpose of this district is to facilitate the co-location of commerce and hospitality services. By creating diverse and complementary employment opportunities and related economic activities, the intent is to minimize impacts to surrounding neighborhoods, manage traffic patterns and centralize services.

Sec. 35-250F.2.  Permit and Processing Requirements.

All new structures and development as well as alterations to existing structures within the HO Overlay District shall be subject to review by the Design Review Board. No permits for development within the Hotel Overlay project shall be issued except in conformance with an approved Development Plan.

Sec. 35-250F.3.  Setbacks, Height Limits, and Other District Restrictions.

Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the General Plan and base zone district, subject to any modifications that may be granted pursuant to the General Plan and/or Development Plan approval.

1. The recommended standard for FAR for hotel uses within the HO Overlay District shall be 0.50. This recommended standard may be revised by resolution of the decision making body for a specific project based upon a finding of good cause.

2. There may be a percentage of joint use of parking spaces. In this regard, conjunctive use shall be defined as the joint use of parking spaces for two or more land uses where the hours of operation and demand for parking are such that the parking spaces can be used by the individual uses at different times of the day or week and, therefore, can serve more than one use. The intent is to provide for possible reduction in the number of parking spaces ordinarily required for two or more land uses and the sharing of parking spaces under a set of unique circumstances, including the compatibility of the land uses, adjacent properties, and lack of need for separate parking facilities. A reduction in the number of required parking spaces may be granted subject to and contingent upon: (i) site-specific parking studies that account for shared uses conducted on the property; (ii) approval as part of the Development Plan.
Sec. 35-250G.  **H  Hospital Overlay.**  
*(Added by City Ord. 08-12, 12/2/08)*

**Sec. 35-250G.1.  Purpose and Intent.**

This Overlay District is only applicable to property having a land use designation of Office and Institutional (I-OI), and a Hospital Overlay as shown on the General Plan Land Use Map. The purpose of this district is to facilitate implementation of the City’s intended uses as allowed by the land use designation including hospital buildings and medical office buildings that comply with applicable state hospital construction standards and/or technical requirements. The intent is to support the needs of the Goleta Valley Cottage Hospital and related medical services.

**Sec. 35-250G.2.  Permit and Processing Requirements.**

All new structures and development as well as alterations to existing structures within the H Overlay District shall be subject to review by the Design Review Board. No permits for development within the Hospital Overlay project shall be issued except in conformance with an approved Development Plan.

**Sec. 35-250G.3.  Setbacks, Height Limits, and Other District Restrictions.**

Except as stipulated below, all new structures and development as well as alterations to existing structures shall comply with the requirements of the General Plan and base zone district, subject to any modifications that may be granted pursuant to the General Plan and/or Development Plan approval.

a. The maximum recommended FAR set forth in Table 2-3 is increased from 0.4 to 0.8 for hospital buildings and to 0.5 for medical office buildings. The portions of garage structures devoted to vehicular parking and circulation shall not be included in the calculation of the FAR.

b. The maximum recommended structure height set forth in Table 2-3 is increased from 35 feet to 55 feet for hospital buildings and to 45 feet for medical office buildings, provided however that no building shall exceed 3 stories in height. The heights of hospital and medical office buildings shall be the minimum height necessary to comply with applicable state hospital construction standards and/or technical requirements.

c. The maximum recommended lot coverage ratio set forth in Table 2-3 is increased from 0.4 to 0.6 for hospitals and to 0.5 for medical office buildings.
THIS PAGE LEFT INTENTIONALLY BLANK