

DIVISION 3.

DEVELOPMENT STANDARDS.

Sec. 35-210. General

The policies in this Section are contained in the Santa Barbara County Comprehensive Plan and hereby incorporated into this Article. These policies shall serve as general development and improvement standards for all developments and improvement subject to the provisions of this Article.

(Amended by Ord. 3941, 9/10/91)

1. The densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased under programs for the Housing Element.
2. No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.
3. Prior to issuance of a Land Use Permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the Comprehensive Plan.
4. Within designated urban areas, new development other than that for agricultural purposes shall be served by the appropriate public sewer and water district of an existing mutual water company, if such service is available.

Sec. 35-211. Archaeology.

1. All available measures, including purchase of the site, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

DEV. STANDARDS

2. When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.
3. When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.
4. Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Sec. 35-212. Visual Resources.

1. In areas designated as rural on the Land Use Element Maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms, shall be designed to follow the natural contours of the landscape, and shall be sited so as not to intrude into the skyline as seen from public viewing places.
2. In areas designated as urban on the Land Use Element maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.

Sec. 35-213. Flood Hazard.

The intent of the Flood Hazard development standards is to avoid exposing new developments to flood hazards and to reduce the need for future flood control protective works and resulting alteration of stream and wetland environments by regulating development within the one hundred (100) year flood plain.

1. All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway, as determined by the Flood Control Department, unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within

the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected one hundred (100) year flood elevation as specified in the Flood Plain Management Ordinance.

2. Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelizations, etc.

Sec. 35-214. Parks/Recreation.

1. Bikeways shall be provided where appropriate and feasible for recreational and commuting use.

Sec. 35-215. Environmental Resource Management

(Added by Ord. 3413, 12/05/83)

The standards contained in this section are extracted from the Comprehensive Plan Environmental Resource Management Element, and serve to implement policies and key recommendations contained in other elements of the Comprehensive Plan (i.e., the Seismic Safety and Safety, Conservation, and Open Space Elements).

1. Urbanization should be prohibited in all cases on lands subject to one or more of the following environmental factors:
 - * Geologic Problems Index V (see Seismic Safety and Safety Element);
 - * Reservoirs and areas tributary to existing and proposed reservoirs;
 - * Slopes of thirty percent (30%) or greater;
 - * Existing croplands with a high agricultural suitability rating (see Environmental Resource Management Element) or a Class I or II soil capability classification. However, urban uses may be permitted within urban areas on lots of ten (10) acres or less;
 - * Mineral resource sites;
 - * Existing parks and recreation sites, historic sites, and archaeological sites;
 - * Proposed scientific preserves.
2. Urbanization should be prohibited except in a relatively few special instances on lands subject to one or more of the following environmental factors:
 - * Geologic Problems Index IV (see Seismic Safety and Safety Element);

DEV. STANDARDS

- * Slopes of twenty percent (20%) or greater but less than thirty percent (30%);
- * Existing croplands with a moderate or low agricultural suitability rating (see Environmental Resource Management Element) or a Class III or IV soil capability classification;
- * Land highly suitable for expansion of cultivated agriculture (see Environmental Resource Management Element);
- * Significant habitats and/or prime examples of common ecological communities (see Environmental Resource Management and Conservation Elements).