

DIVISION 1.

IN GENERAL.

Sec. 35-200. Title and Purpose.

The regulations contained in this Article shall be known as and referred to as the "Article III Zoning Ordinance of Santa Barbara County."

This Article serves to implement the adopted Comprehensive (General) Plan of the County of Santa Barbara by classifying and regulating the uses of land, buildings, and structures within the applicable unincorporated area of the County of Santa Barbara as defined in Sec. 35-201. This Article is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare. More specifically, the purpose of this article is to:

1. Provide a guide for orderly growth and development of the County.
2. Encourage the most appropriate uses of land.
3. Maintain and protect the value of property.
4. Conserve and protect the natural resources of the County.
5. Prevent overcrowding of land and avoid undue concentration of population.
6. Protect the character and stability (social and economic) of agricultural, residential, commercial and industrial areas.
7. Create a comprehensive and stable pattern of land uses upon which to plan transportation, water supply, sewerage and other facilities and public utilities.

Sec. 35-201. Applicability and Exemptions.

The provisions of this Article shall apply to all development and improvements undertaken in the unincorporated area of the County of Santa Barbara except for the area designated as the Coastal Zone as defined in Sec. 35-209. and the area subject to the regulations of the Article IV Zoning Ordinance of Santa Barbara County (see Sec. § 35-400 and following), with the following exceptions:

1. Development by the Federal Government on leased or Federally owned land.
2. Development by the County of Santa Barbara or any district of which the Board of Supervisors is the governing body.
3. Development within any state university or college.

IN GENERAL

4. Development by the State of California or an agency of the State acting in its sovereign (governmental) capacity.
5. Certain facilities of local agencies as defined in Gov't. Code §53090 et. seq.

(Amended by Ord. 3941, 9/10/91; Ord. 4085, 12/15/92)

Sec. 35-202. Zoning District Designations and Applicability.

The general categories of districts established by this Article, the individual districts, and the symbols used to represent said districts, are as follows:

1. Agricultural Districts

AG-I Agriculture I

AG-II Agriculture II

2. Residential Districts

RR Residential Ranchette

R-1/E-1 Single Family Residential

R-2 Two-Family Residential

EX-1 One-Family Exclusive Residential

DR Design Residential

PRD Planned Residential Development

SLP Small Lot Planned Development

3. Commercial Districts *(Amended by Ord. 4319, 6/23/98)*

C-1 Limited Commercial *(Added by Ord. 4145, 2/8/94)*

C-2 Retail Commercial

C-3 General Commercial

C-S Service Commercial

CH Highway Commercial

CN Neighborhood Commercial

C-V Resort/Visitor Serving Commercial

SC Shopping Center

PI Professional and Institutional

4. Industrial Districts

M-RP Industrial/Research Park

M-1 Light Industry

- M-2 General Industry
- M-CR Coastal Related Industry (*Amended by Ord. 3939, 9/3/91*)
- M-S-GOL Service Industrial - Goleta (*Added by Ord. 4111, 7/20/93*)

5. Other Districts

- PU Public Utilities
- REC Recreation
- RES Resource Management
- MT-GOL Mountainous - Goleta (*Added by Ord. 4111, 7/20/93*)
- MU Mixed Use
- MHP Mobile Home Planned Development
- MHS Mobile Home Subdivision
- OT - R Old Town Residential
- OT - R/GC Old Town Residential/General Commercial
- OT - R/LC Old Town Residential/Light Commercial

The regulations of this Article shall be applied to land upon the adoption of zoning ordinances with zoning maps adopted pursuant to Secs. 35-204 and 35-205. The boundaries of the districts and the district symbols are delineated on the zoning maps in said zoning ordinances. The district regulations corresponding to the symbol so shown shall apply within district areas delineated on said zoning maps.

Sec. 35-203. Overlay District Designations and Applicability.

(Amended by Ord. 4259, 3/4/97)

In addition to the regulations governing the zoning districts described in Sec. 35-202, the following overlay districts and the symbols used to represent them on the zoning maps are established as follows:

- D Design Control
- F Airport Approach Area
- HWMF Hazardous Waste Management Facility Overlay District
(Added by Ord. 4050, 5/19/92)
- AH Affordable Housing (*Added by Ord. 4111, 7/20/93; Amended by Ord. 4128, 11/16/93*)
- FA Flood Hazard Area (*Added by Ord. 4145, 2/8/94*)
- MIX-GOL Mixed Use-Goleta (*Added by Ord. 4111, 7/20/93*)
- ESH-GOL Environmentally Sensitive Habitat-Goleta (*Added by Ord. 4111, 7/20/93*)

IN GENERAL

RC-GOL Riparian Corridor-Goleta (*Added by Ord. 4111, 7/20/93*)

HC Highway 101 Corridor Overlay District (*Added by Ord. 4358, 5/18/99*)

The regulations of the overlay district shall apply to the land in the same manner as the zoning district regulations. Overlay regulations shall apply wherever the symbol and the boundaries of the area are shown on the zoning maps. When a symbol for an overlay district is added to a zoning district symbol, the regulations of the overlay district shall be applicable in addition to the zoning district regulations. If any of the provisions of the overlay district conflict with provisions of the zoning district regulations, the provisions which are most restrictive shall govern with the exception of the AH Overlay. Within areas subject to the AH Overlay where conflict occurs between the base zone district standards and the provisions of the AH Overlay, the provisions of the Overlay shall apply. The provisions of the HC Overlay District apply only to development within the Highway 101 Corridor described in Sec. 35-250E.3. (*Amended by Ord. 4128, 11/16/93; Ord. 4358, 5/18/99*)

Sec. 35-204. Adopting New Zoning Ordinances and Maps.

Zoning ordinances and maps delineating the boundaries of districts set forth in this Article and designating, by symbols, the zoning districts and overlay districts shall become a part of this Sec. 35-204 by using the numbers 35-204.1, and -204.2., etc., and shall have the same force and effect as if the provisions boundaries, location, and lines of the districts and territory therein delineated and all provisions, notations, references, and other information set forth in said ordinances and set forth and shown on said maps were specifically and fully set out and described in this Section.

Sec. 35-205. Incorporation of Existing Zoning Ordinances and Existing Development Plans.

All the Sections of zoning ordinances previously adopted which added development plans and zone district text provisions applicable to particular property by amendments to Article IV of Ordinance No. 661 of the County of Santa Barbara and Development Plans and Precise Plans previously adopted pursuant to Ordinance No. 661 are hereby incorporated by reference into this section and shall have the same force and effect as if the provisions of said sections were specifically and fully set out in this Section.

Sec. 35-206. Uncertainties in District Boundaries.

Where uncertainty exists as to the boundaries of any district shown on the official zoning maps, the following rules shall apply:

1. Where district boundaries approximately follow lot, alley, or street lines, such lot lines and street and alley centerlines shall be construed as the district boundaries.
2. If a district boundary divides a parcel and the boundary line location is not otherwise designated, the location of the boundary shall be determined by use of the scale appearing on the Zoning Map.
3. Where a public street or alley is officially vacated or abandoned, the property formerly in said street or alley shall be included within the district or districts of the adjoining property on either side of the centerline of said vacated or abandoned street or alley unless fee property line is otherwise in the abandoned street or alley.

Sec. 35-207. Conflicts with other County Regulations.

If any provision of this Article conflicts with any provision of any regulation contained in any previously adopted ordinance of the County, the provisions of this Article shall be controlling.

Sec. 35-208. Fees.

The County Board of Supervisors shall establish by resolution a schedule of fees for processing the various applications required by this Article. All required fees shall be paid at the time of filing the application with the Department of Planning and Development and no processing shall commence until the fee is paid.

THIS PAGE LEFT INTENTIONALLY BLANK