DIVISION 4.

ZONING DISTRICTS.

Sec. 35-216. AG-I Agriculture I.

Sec. 35-216.1 Purpose and Intent.

The purpose of the Agriculture I district is to designate lands appropriate for agricultural use within Urban, Inner Rural, and Rural Neighborhood areas, as defined on the Comprehensive Plan Land Use Element Maps. The intent is to provide standards which will support agriculture as a viable land use and encourage maximum agricultural productivity.

Sec. 35-216.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-216.3. Permitted Uses.

1. All types of agriculture except commercial livestock feed or sales yard, subject to the limitations hereinafter provided in this Sec. 35-216.

2. Raising of horses, mules, cattle, sheep, llamas and ostriches, or other livestock, except that on parcels of less than twenty (20) acres, not to exceed one such animal shall be permitted for each 20,000 square feet of gross area of the lot(s) upon which the same are kept. Dairies and hog ranches, as defined in Division 2, shall be subject to a Major Conditional Use Permit. (Sec. 35-216.4.) (Amended by Ord. 4087, 12/15/92)

3. Private kennels and small animals and poultry raising limited to reasonable family use on a non-commercial basis. (Amended by Ord. 4063, 8/18/92)

4. Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding six hundred (600) square feet of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.

5. Greenhouses, provided that for any greenhouse development including related structures (e.g., packing sheds) of 20,000 square feet or more, and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-317. (Development Plans). The submittal requirements set forth in Sec. 35-317.3. shall be waived; development plans for greenhouses shall include the following:
a. A plot plan of the proposed development drawn to scale showing:
   1) Gross acreage and boundaries of the property.
   2) Location of all existing and proposed structures, their use, and square footage of each structure.
   3) Landscaping.
   4) Location and number of parking spaces.
   5) Location of driveways and adjacent streets.

6. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standard Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health and Safety Code § 18551, subject to the provisions of Sec. 35-282. (General Regulations).

7. One guest house or artist studio per legal lot subject to the provisions of Sec. 35-268. (General Regulations). (Amended by Ord. 3790, 1/9/90)

8. Wineries, provided:
   a. Prior to the issuance of a Land Use Permit, a development plan shall be submitted, processed and approved, as provided in Sec. 35-317. (Development Plans).
   b. The primary purpose of the winery shall be to process wine grapes grown on the premises or on other local agricultural lands (defined as lands located within the County of Santa Barbara and San Luis Obispo County). No more than fifty (50) percent of the grapes processed over a five year period shall be imported from outside of Santa Barbara and San Luis Obispo Counties.
   c. Retail sales of wine grape products shall be limited to those bottled or grown on the premises.

9. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations). (Amended by Ord. 3791, 1/9/90)

10. On lands under Williamson Act (Agricultural Preserve) contract, which are not subject to a recorded notice of non-renewal, or on lands otherwise enforceably restricted to agricultural use (by an Agricultural Conservation Easement or Open Space Easement), one Residential Agricultural Unit, either attached or detached, per legal lot zoned AG-I-
40 provided that the detached unit and accessory structures are located within the clustered residential agricultural building site of the principal dwelling unit, and subject to the provisions set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291B (Residential Agricultural Units) (added by Ord. 4368, 7/6/99)

11. One attached or detached residential second unit per legal lot zoned AG-I-5 or AG-I-10, subject to the provisions of Sec. 35-291 (Attached Residential Second Units). (Amended by City Ord. 03-07, 11/17/2003)

12. Special Care Homes, subject to the provisions of Section 35-292a.4. (added by Ord. 4379, 11/16/99)

13. Uses, buildings, and structures accessory and customarily incidental to the above uses.

Sec. 35-216.4. Uses Permitted with a Major Conditional Use Permit.

(Amended by Ord. 4299, 3/24/98).

1. Farm labor camps, including trailers, for housing five or more employees engaged full time in agriculture working on or off the farm or ranch upon which such buildings are located, subject to the provisions of Sec. 35-281.9 (General Regulations). (Amended by Ord. 3792, 01/09/90)

2. Commercial riding stables.

3. Dairy.

4. Hog ranch.

5. Onshore oil development, including exploratory and production wells, separation facilities, pipelines, oil and gas treatment and processing facilities and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

6. Trout farm.

Sec. 35-216.5. Uses Permitted with a Minor Conditional Use Permit.

(Amended by City Ord. 03-07, 11/17/03)

1. Commercial kennels. (Amended by Ord. 4063, 8/18/92)

2. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located provided:

   a. the applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
b. the applicant provides proof of the full-time employment of the employees.

   (Amended by Ord. 3792, 01/09/90)

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

4. Commercial poultry farm and similar operations for raising of small animals. (Amended by Ord. 3941, 9/10/91)

5. Composting Facility that includes the use of off-premise generated feedstock and may include the on-premise commercial sale of the resultant compost products, subject to the additional requirements set forth in Section 35-315.12.6., Composting Facility. (Added by Ord. 4118, 9/21/93)

Sec. 35-216.6. Minimum Lot Size.

1. Each main dwelling unit shall be located on a lot having a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
<thead>
<tr>
<th>Zoning Symbol</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-I-5</td>
<td>5 acres</td>
</tr>
<tr>
<td>AG-I-10</td>
<td>10 acres</td>
</tr>
<tr>
<td>AG-I-20</td>
<td>20 acres</td>
</tr>
<tr>
<td>AG-I-40</td>
<td>40 acres</td>
</tr>
</tbody>
</table>

2. A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)

Sec. 35-216.7. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.

2. Side and Rear: Twenty (20) feet from the lot lines of the lot on which the building or structure is located.

3. Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1/E-1 Single-Family Residential District.

Sec. 35-216.8. Height Limit.

No dwelling unit shall exceed a height of thirty-five (35) feet.
Sec. 35-216.9. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS except for:

1. Agricultural Improvements.
2. Agricultural Developments not requiring Development Plan (DP) approval, shall not be required to comply with design specifications for marking or striping (Sec. 35-262.3.c.), except for handicap parking spaces required under State Law.
3. Agricultural Development projects requiring Development Plan (DP) approval may request that the Planning Commission or Director waive certain design specifications for marking or striping otherwise required under Sec. 35-262.3.c.

(Amended by Ord. 4063, 8/18/92)

Sec. 35-216.10. Landscaping.

None, except that for greenhouses a landscaping plan must be approved by the Planning and Development Department. Said plan shall include landscaping which, within five years, will reasonably screen the view of said structures and on-site parking areas from adjacent public streets. Said plan shall also include landscaping along all public streets. The landscaping shall consist of plant material and may include existing trees and plants on the property. All landscaping shall be installed at the time of project completion. Prior to the issuance of a Land Use Permit, for projects requiring landscape plans, a performance security shall be filed as set forth in Sec. 35-289. (General Regulations).

Sec. 35-216.11. Maximum Gross Floor Area (Floor Area Ratio or FAR).

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7 (GENERAL REGULATIONS), Section 35-291.6.6. (Development Standards) for attached second units, or Section 35-291a.6.5. (Development Standards) for detached second units. (Added by Ord. 4184, 3/14/95)
Sec. 35-217. AG-II Agriculture II.

Sec. 35-217.1. Purpose and Intent.

The purpose of the Agriculture II district is to establish agricultural land use for prime and non-prime agricultural lands located outside of Urban, Inner Rural, and Rural Neighborhood areas, as shown on the Comprehensive Plan Land Use Element Maps. The intent is to preserve these lands for long-term agricultural use.

Sec. 35-217.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314, Land Use Permits.

Sec. 35-217.3. Permitted Uses. (Amended by Ord. 4379, 11/16/99)

1. All types of agriculture, including commercial raising of animals, subject to the limitations hereinafter provided in this Sec. 35-217.

2. Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted within an existing agricultural building or from a separate stand not exceeding six hundred (600) square feet and located no closer than twenty (20) feet to the right-of-way line of any street.

3. Commercial boarding of animals and riding stables.


5. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health and Safety Code § 18551, subject to the provisions of Sec. 35-282. (General Regulations).

6. One guest house or artist studio per legal lot subject to the provisions of Sec.35-268. (General Regulations). (Amended by Ord. 3790, 01/09/90)

7. Greenhouses provided that for any greenhouse development including related structures (e.g., packing sheds) of 20,000 square feet or more, and all additions which when added to existing development total 20,000 square feet or more, a development plan shall be submitted, processed, and approved as provided in Sec. 35-317. (Development Plans). The submittal requirements set forth in Sec. 35-317.3. shall be waived; development plans for greenhouses shall include the following:

   a. A plot plan of the proposed development drawn to scale showing:

      1) Gross acreage and boundaries of the property.
2) Location of all existing and proposed structures, their use, and square footage of each structure.

3) Landscaping.

4) Location and number of parking spaces.

5) Location of driveways and adjacent streets.

8. Excavation or quarrying of building or construction materials, including diatomaceous earth, in total amounts of less than 1,000 cubic yards in one or more locations or parcels under the control of one operator that do not exceed a total of one acre. All other mining, extraction, and quarrying operations shall be subject to the provisions of Sec. 35-320, Reclamation Plans and Surface Mining Permits. (Amended by Ord. 4099, 5/18/93)

9. Private and/or commercial kennels. (Added by Ord. 4063, 8/18/92)

10. On lands under Williamson Act (Agricultural Preserve) contract, which are not subject to a recorded notice of non-renewal, or on lands otherwise enforceably restricted to agricultural use (by an Agricultural Conservation Easement or Open Space Easement), one Residential Agricultural Unit, either attached or detached, per legal lot zoned AG-II-40 AG-II-100, or AG-II-320 provided that the detached unit and accessory structures are located within the clustered residential agricultural building site of the principal dwelling unit, subject to the provisions set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291B (Residential Agricultural Units). (Added by Ord. 4368, 7/6/99)

11. Onshore oil development, including exploratory and production wells, separation facilities, and pipelines, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

12. Wineries, provided:
     a. Prior to the issuance of a Land Use Permit, a development plan shall be submitted, processed and approved, as provided in Sec. 35-317. (Development Plans).
     b. The primary purpose of the winery shall be to process wine grapes grown on the premises or on other local agricultural lands (defined as lands located within the County of Santa Barbara and San Luis Obispo County). No more than fifty (50) percent of the grapes processed over a five-year period shall be imported from outside of Santa Barbara and San Luis Obispo Counties.
     c. Retail sales of wine grape products shall be limited to those bottled or grown on the premises.
13. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations). (Amended by Ord. 3791, 01/09/90)

14. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99)

15. Uses, buildings, and structures accessory and customarily incidental to the above uses.

Sec. 35-217.4. Uses Permitted with a Major Conditional Use Permit. (Amended by Ord. 4299, 3/24/98)

1. Low-intensity recreational development such as recreational camps, hostels, campgrounds, retreats, and guest ranches, provided that such development:
   a. Is in character with the rural setting,
   b. Does not interfere with agricultural production on or adjacent to the lot on which it is located,
   c. Does not include commercial facilities open to the general public who are not using the recreational facility, and
   d. Does not require an expansion of urban services which will increase pressure for conversion of the affected agricultural lands.

2. Trout farm, rifle range, duck shooting farm.

3. Facilities for the sorting, cleaning, packing, freezing, and storage of horticultural and agricultural products, but not including animals, grown off the premises preparatory to wholesale or retail sale and/or shipment in their natural form provided:
   a. The facility shall be accessory to and supportive of other agricultural operations located on the same premises as the proposed facility and on other local agricultural lands (defined as lands located within 25 miles of the boundaries of Santa Barbara County),
   b. The primary purpose of the facility shall not be to import, on a continuing basis, horticultural or agricultural products from land more than 25 miles beyond the boundaries of Santa Barbara County for local processing, distribution, or sale,
   c. The products are determined by the Planning Commission to be similar to products grown on the premises where the facility is located or on other local agricultural lands, and
   d. The facility processes products grown on the premises or on other local agricultural lands.
e. The facility and products are consistent with the Uniform Rules of the Agricultural Preserve Program, and
f. The facility is not to be located on prime soils, unless an alternative location on non-prime soils does not exist within a reasonable distance of the proposed site. (Amended by Ord. 3941, 9/10/92)

4. Farm labor camps, including trailers, for housing five or more employees engaged full time in agriculture working on or off the farm or ranch upon which such buildings are located, subject to the provisions of Sec. 35-281.9 (General Regulations). (Amended by Ord. 3792, 01/09/90)

5. Aquaculture.

6. Sorting, cleaning, and further breaking and storing of abalone shells landed live in Santa Barbara County, preparatory to shipment in their natural form.

7. Commercial livestock feed or sales yards.

8. Onshore oil and gas treatment and processing facilities and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

9. In Rural Areas designated on the Comprehensive Plan Land Use Element Maps with the "Agricultural Industry Overlay," commercial and/or industrial development, structures, uses and areas that are directly related to agriculture for the following purposes: processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture, and fertilizer manufacturing; provided that a Development Plan shall be submitted, processed, and approved as provided in Seciton 35-317 (Development Plans) and Section 35-314.2 (Land Use Permits). (Amended by Ord. 3941, 9/10/91)

Sec. 35-217.5. Uses Permitted with a Minor Conditional Use Permit.

1. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged fulltime in agriculture on the farm or ranch upon which the dwelling is located provided:
   a. The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
   b. The applicant provides proof of the full-time employment of the employees. (Amended by Ord. 3792, 01/09/90)

2. Composting Facility that includes the use of off-premise generated feedstock and may include the on premise commercial sale of the resultant compost products, subject to the additional requirements set forth in Section 35-315.12.6., Composting Facility. (Add by Ord. 4118, 9/21/93)
3. On lands under Williamson Act (Agricultural Preserve) contract, which are not subject to a
recorded notice of non-renewal, or on lands otherwise enforceably restricted to agricultural
use (by an Agricultural Conservation Easement or Open Space Easement), one detached
Residential Agricultural Unit located within a remote residential agricultural building site
(i.e., not located within the clustered residential agricultural building site of the principal
dwelling unit) per legal lot zoned AG-II-100 or AG-II-320 subject to the provisions set forth
in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291B (Residential Agricultural
Units) and DIVISION 10, PERMIT PROCEDURES, Sec. 35-315 (Conditional Use
Permits). (Added by Ord. 4368, 7/6/99)

Sec. 35-217.6. Minimum Lot Size.

Each main dwelling unit shall be located on a lot having a minimum gross lot area as
indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning
Map.

<table>
<thead>
<tr>
<th>Zoning Symbol</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>AG-II-40</td>
<td>40 acres</td>
</tr>
<tr>
<td>AG-II-100</td>
<td>100 acres</td>
</tr>
<tr>
<td>AG-II-320</td>
<td>320 acres</td>
</tr>
</tbody>
</table>

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a
recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of
compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)

Sec. 35-217.7. Height Limit and Setback Regulations.

No dwelling unit shall exceed a height of thirty-five (35) feet; and no building or structure
shall be located within fifty (50) feet of the centerline or within twenty (20) feet of the right-of-way
line of any street.

Sec. 35-217.8. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except for:

1. Agricultural Improvements.
2. Agricultural Developments not requiring Development Plan (DP) approval, shall
not be required to comply with design specifications for marking or striping (Sec.
35-262.3.c.), except for handicap parking spaces required under State Law.
3. Agricultural Development projects requiring Development Plan (DP) approval may
request that the Planning Commission or Director waive certain design
specifications for marking or striping otherwise required under Sec. 35-262.3.c.

(Amended by Ord. 4063, 8/18/92)
Sec. 35-218. RR Residential Ranchette

Sec. 35-218.1. Purpose and Intent.

This district classification is to be applied in Urban and Inner Rural areas and within Existing Developed Rural Neighborhoods where low density residential and agricultural uses are appropriate. The purpose of this district is to preserve the character of an area and to minimize the services required by providing for low density residential development.

Sec. 35-218.2. Processing.

No permit for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-218.3. Permitted Uses.
1. All types of agriculture and farming except a dairy, hog ranch, animal feed yard, or animal sales yard, subject to the limitations hereinafter provided in this Section.
2. Raising of horses, mules, cattle, sheep, llamas and ostriches, or other livestock, except that on parcels of less than twenty (20) acres, not to exceed one such animal shall be permitted for each 20,000 square feet of gross area of the lot(s) upon which the same are kept. (Amended by Ord. 4087, 12/15/92)
3. Sale of agricultural products produced on the premises. If a building or structure is required for the sale of such products, the sale shall be conducted either within an existing agricultural building or from a separate stand not to exceed two hundred (200) square feet of sales area and located no closer than twenty (20) feet to the right-of-way line of any street.
4. One single family dwelling unit per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551, subject to the provisions of Sec. 35-282. (General Regulations).
5. One guest house or artist studio per legal lot, subject to the provisions of Sec. 35-268. (General Regulations). (Amended by Ord. 3790, 01/09/90)
6. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations).
7. Greenhouses, hothouses, or other plant protection structures not exceeding 300 square feet.
8. The keeping of animals and poultry subject to the R-1/E-1 provisions of Section 35-219.12., subsections 2., 3. and 4. only (Animals). (Added by Ord. 4063, 8/18/92; Amended by Ord. 4087, 12/15/92)
9. One Attached Residential Second Unit subject to the provisions of Sec. 35-291 (Attached Residential Second Units). (Added by Ord. 4128, 11/16/93)
10. Special Care Homes, subject to the provisions of Section 35-292a.4. *(Added by Ord. 4379, 11/16/99)*

11. Uses, buildings, and structures accessory and customarily incidental to the above uses.

**Sec. 35-218.4. Uses Permitted With a Major Conditional Use Permit.**

1. Greenhouses, hothouses, or other plant protection structures in excess of 300 square feet and related development, i.e., packing sheds, parking, driveways, subject to the landscaping requirements provided in Sec. 35-216.10. (AG-I District).

2. Commercial boarding of animals and riding stables.

3. Onshore oil development, including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.


5. Commercial kennels. *(Added by Ord. 4063, 8/18/92)*

**Sec. 35-218.5. Uses Permitted With a Minor Conditional Use Permit.**

1. Private kennels. *(Amended by Ord. 4063, 8/18/92)*

2. One Detached Residential Second Unit per legal lot, zoned RR-5, RR-10, RR-15 and RR-20, subject to the development standards and requirements set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291a (Detached Residential Second Units) and DIVISION 10, PERMIT PROCEDURES, Sec. 35-315 (Conditional Use Permits). *(Added by Ord. 4128, 11/16/93)*

**Sec. 35-218.6. Minimum Lot Size.**

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum gross lot width of 250 feet and a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
<thead>
<tr>
<th>Zoning Symbol</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR-5</td>
<td>5 acres</td>
</tr>
<tr>
<td>RR-10</td>
<td>10 acres</td>
</tr>
<tr>
<td>RR-15</td>
<td>15 acres</td>
</tr>
<tr>
<td>RR-20</td>
<td>20 acres</td>
</tr>
<tr>
<td>RR-40</td>
<td>40 acres</td>
</tr>
<tr>
<td>RR-100</td>
<td>100 acres</td>
</tr>
</tbody>
</table>
2. A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded Certificate of Compliance, except for fraction lots. *(Amended by Ord. 4407, 9/12/00)*

**Sec. 35-218.7. Setbacks for Buildings and Structures.**

1. **Front:** Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. *(Amended by Ord. 3980, 2/21/92)*

2. **Side and Rear:** Twenty (20) feet from the lot lines of the lot on which the building or structure is located.

3. Lots that contain one gross acre or less shall be subject to the setback regulations of the R-1/E-1 Single-Family Residential District.

**Sec. 35-218.8. Distance Required Between Buildings on the Same Building Site.**

None.

**Sec. 35-218.9. Height Limit.**

No building or structure shall exceed a height of thirty-five (35) feet.

**Sec. 35-218.10. Parking.**

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS.

**Sec. 35-218.11. Maximum Gross Floor Area (Floor Area Ratio or FAR).**

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7 (GENERAL REGULATIONS), Section 35-291.6.6. (Development Standards) for attached second units, or Section 35-291a.6.5. (Development Standards) for detached second units. *(Amended by Ord. 4184, 3/14/95)*
Sec. 35-219.    R-1/E-1 Single Family Residential.

Sec. 35-219.1.  Purpose and Intent.

The purpose of this district is to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health, welfare, and safety. It is the intent of this district to protect the residential characteristics of an area and to promote a suitable environment for family life.

Sec. 35-219.2.  Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-219.3.  Permitted Uses.

1.  One single-family dwelling per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551 and subject to the provisions of Sec. 35-282. (General Regulations). (Amended by Ord. 3981, 1/9/90)

2.  One guest house or artist studio subject to the provisions in Sec. 35-268. (General Regulations). (Amended by Ord. 3790, 1/9/90)

3.  Home occupations subject to the provisions of Sec. 35-269. (General Regulations).

4.  Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.

5.  Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet and used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.

6.  The keeping of animals and poultry subject to the provisions of this Section.

7.  Public parks, public playgrounds, and community centers.

8.  One attached or detached residential second unit, subject to the provisions of Sec. 35-291 (Residential Second Units). (Amended by City Ord. 03-07, 11/17/2003)

9.  Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99)

10. Uses, buildings, and structures customarily incidental to residential units, for exclusive use of the residents of the premises and their guests and not involving the maintenance of a commercial enterprise on the premises.
Sec. 35-219.4. **Uses Permitted With a Major Conditional Use Permit.**  
*(Amended by Ord. 4063, 8/18/92)*

1. Commercial kennels.
2. Golf courses and facilities incidental and subordinate to such use (e.g., restaurant, pro shop, driving range) but not including commercial driving tees, putting courses, or miniature golf courses.

Sec. 35-219.5. **Uses Permitted With a Minor Conditional Use Permit.**  
*(Amended by City Ord. 03-07, 11/17/2003)*

1. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
2. The commercial raising of worms.
3. Residential Child Care Center. *(Amended by Ord. 4063, 08/18/92)*
4. Private kennels. *(Added by Ord. 4063, 8/18/92)*

Sec. 35-219.6. **Minimum Lot Size.**  
*(Amended by Ord. 3413, 12/5/83)*

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minimum lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map. *(Amended by Ord. 4111, 7/20/93)*

<table>
<thead>
<tr>
<th>Minimum Net Zoning Symbol</th>
<th>Minimum Lot Size</th>
<th>Lot Width Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>7-R-1</td>
<td>7,000 sq.ft. (net)</td>
<td>65</td>
</tr>
<tr>
<td>8-R-1</td>
<td>8,000 sq.ft. (net)</td>
<td>75</td>
</tr>
<tr>
<td>10-R-1</td>
<td>10,000 sq.ft. (net)</td>
<td>80</td>
</tr>
<tr>
<td>12-R-1</td>
<td>12,000 sq.ft. (net)</td>
<td>80</td>
</tr>
<tr>
<td>15-R-1</td>
<td>15,000 sq.ft. (net)</td>
<td>90</td>
</tr>
<tr>
<td>20-R-1</td>
<td>20,000 sq.ft. (net)</td>
<td>100</td>
</tr>
<tr>
<td>1-E-1</td>
<td>1 acre (gross)</td>
<td>120</td>
</tr>
<tr>
<td>2-E-1</td>
<td>2 acres (gross)</td>
<td>150</td>
</tr>
<tr>
<td>3-E-1</td>
<td>3 acres (gross)</td>
<td>210</td>
</tr>
<tr>
<td>5-E-1</td>
<td>5 acres (gross)</td>
<td>270</td>
</tr>
<tr>
<td>10-E-1</td>
<td>10 acres (gross)</td>
<td>380</td>
</tr>
</tbody>
</table>
2. A dwelling may be located upon a smaller lot if such lot is shown as a legal lot, either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)

Sec. 35-219.7. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. (Amended by Ord. 3891, 2/21/91)

2. Side: On each side of the lot, ten percent of the width of the lot, except:
   a. For lots zoned 2-E-1 or less, in no case shall the required side yard be less than five (5) feet nor more than ten (10) feet. (Amended by Ord. 4111, 7/29/93)
   b. For lots zoned 3-E-1 or more, in no case shall the required side yard be less than ten (10) feet nor more than twenty (20) feet.

3. Rear: Twenty-five (25) feet or fifteen (15) feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit. (Amended by Ord. 3981, 2/21/92)

1. Side: The required side yard setback for portions of a building may be varied subject to all of the following limitations:
   a. For lots zoned 1-E-1 or less, no portion of the building shall be less than five (5) feet from the side lines of the lot. For lots zoned 3-E-1 or more, no portion of the building shall be less than ten (10) feet from the side lines of the lot.
   b. No portion of a wall containing windows or doors opening into rooms of a building (except a garage or other non-habitable space) shall be closer to the side lines of a lot than the required side yard setback. (Amended by Ord. 4299, 3/24/98)
   c. Where the side of the building is parallel to the side property line, the average distance of the building from the side line of the lot shall equal the required side yard setback. Said average distance shall be computed by multiplying the length of the various segments of the appropriate side of the building by their corresponding distances from the side property line and dividing the sum of the products by the total length of the building. Where the side of the building is not parallel to the side property line, the area of the building located inside the side yard setback shall be
compensated by an equal or greater area within the segment of the side of the building located outside of the side yard setback and the side yard setback line.

(Amended by Ord. 3981, 2/21/92)

2. Rear: The required rear yard setback for a portion of a building may be varied subject to all of the following limitations:

a. No portion of a building used for dwelling purposes shall be closer than fifteen (15) feet to the rear line of the lot.

b. Where the rear of the building is parallel to the rear property line, the average distance of the building from the rear property line shall equal the required rear yard setback. Said average distance shall be computed by multiplying the length of the various segments of the rear of the building by their corresponding distances from the rear property line and dividing the sum of the products by the total width of the rear of the building. Where the rear of the building is not parallel to the rear property line, the area of the building located inside the rear yard setback shall be compensated by an equal or greater area within the segment of the rear of the building located outside of the rear yard setback and the rear yard setback line.

(Amended by Ord. 3981, 2/21/92)

Sec. 35-219.9. Distance Required Between Buildings on the Same Building Site.

The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet. (Amended by Ord. 3793, 01/09/90)

Sec. 35-219.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-219.11. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS.

In addition, not more than one bus or non-passerger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

1. Not to exceed one horse, mule, goat, cow, swine, or other similar size animal shall be permitted for each 20,000 square feet of gross area on each lot provided that not more than three swine or five such other animals shall be permitted on any lot. In no case shall said animals be kept for commercial purposes.

2. No stable, barn or other large animal enclosure (i.e., paddock) shall be located on a lot, excluding a combination of lots, having a gross area of less than 20,000 square feet. No portion of a stable or barn shall be located closer than: (1) 40 feet to the door or window of any dwelling on another lot; (2) 70 feet to any street centerline and 20 feet to the right-of-way; (3) 15 feet from the rear property line; and (4) ten feet from the side property lines.

3. There shall not be more than three (3) dogs permitted on any one lot.

4. Small animals (e.g., chickens, birds, ducks, rabbits, bees, etc.) shall be permitted provided that:
   a. Such small animals are for the domestic use of the residents of the lot only and are not kept for commercial purposes.
   b. The keeping of such small animals is not injurious to the health, safety, or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the County Health Department.
   c. Enclosures for such small animals shall be no closer than 25 feet to any dwelling.

Sec. 35-219.13. Maximum Gross Floor Area (Floor Area Ratio or FAR).

A. Maximum Floor Areas. No single family main structure or habitable accessory structure shall be constructed or expanded unless the proposed structure or expansion complies with the guidelines on maximum allowable floor areas for single-family residential developments contained in Appendix E. Proposals that exceed these floor area guidelines are to be considered on a case-by-case basis with input from the City’s Design Review Board and/or staff. (Amended by City Ord. 07-06, 11/17/2003)

B. Where a residential second unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of Section 35-291.5 (Development Standards) for residential second units. (Amended by City Ord. 03-07, 6/4/2007)
Sec. 35-220. R-2 Two-Family Residential.

Sec. 35-220.1. Purpose and Intent.

The purpose of this district is to provide areas for multiple residential development in the form of duplexes and to maintain a residential character similar to that found in single-family neighborhoods. The intent is to ensure compatibility of duplex development with surrounding multiple and single-family residences and the local neighborhoods.

Sec. 35-220.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-220.3. Permitted Uses. (Amended by Ord. 3500, 04/01/85)

1. One single-family dwelling or one two-family dwelling, i.e., duplex, per legal lot. (Amended by Ord. 4299, 3/24/98)

2. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99)

3. Uses, buildings, and structures customarily incidental to single-family and two-family dwellings, for exclusive use of the residents of the site and their guests and not involving the maintenance of a commercial enterprise on the premises.

4. Home occupations subject to the provisions of Sec. 35-269. (General Regulations).

5. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced.

6. Greenhouses, hot houses, and other plant protection structures not exceeding 300 square feet, used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.

7. The keeping of animals and poultry subject to the provisions of Sec. 35-219.12. (R-1/E-1, Animals).

8. Public parks, public playgrounds, and community centers.

Sec. 35-220.4. Uses Permitted With a Major Conditional Use Permit

1. Commercial kennels.

2. Golf courses and facilities incidental and subordinate to such use (e.g., pro shop, restaurant, driving range) but not including commercial driving tees, putting courses, or miniature golf courses. (Added by Ord. 4063, 8/18/92)
Sec. 35-220.5. Uses Permitted With a Minor Conditional Use Permit.
1. Greenhouses, hot houses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
2. The commercial raising of worms.
3. Child day care in a residence when the number of children cared for exceeds twelve.
(Amended by Ord. 3500, 04/01/85)

Sec. 35-220.6. Minimum Lot Size.
1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a minimum net lot width and a minimum net lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>7-R-2</td>
<td>7,000</td>
<td>65</td>
</tr>
<tr>
<td>8-R-2</td>
<td>8,000</td>
<td>75</td>
</tr>
<tr>
<td>10-R-2</td>
<td>10,000</td>
<td>80</td>
</tr>
<tr>
<td>12-R-2</td>
<td>12,000</td>
<td>80</td>
</tr>
<tr>
<td>15-R-2</td>
<td>15,000</td>
<td>90</td>
</tr>
<tr>
<td>20-R-2</td>
<td>20,000</td>
<td>100</td>
</tr>
<tr>
<td>30-R-2</td>
<td>30,000</td>
<td>110</td>
</tr>
</tbody>
</table>

2. Dwellings may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. However, notwithstanding the preceding and the minimum lot sizes identified in the General Regulations Section of Article III (Section 35.277. Area of Lots), the minimum lot size needed for a duplex in the 10-R-2 zone district within the SUM Overlay District shall be 10,000 square feet. (Amended by Ord. 4035, 5/19/92; Ord. 4299, 3/24/98; Ord 4407, 9/12/00)

Sec. 35-220.7. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street except that when the property fronts on a private roadway easement serving or having the potential to serve five or more parcels the setback shall be twenty (20) feet from the easement line. (Amended by Ord. 3982, 2/21/92)
2. Side: On each side of the lot, ten percent of the width of the lot but in no case shall the required side yard be less than five (5) feet nor more than ten (10) feet.

3. Rear: Twenty-five (25) feet or fifteen (15) feet if the rear yard abuts a permanently dedicated open space or a street to which access has been denied as part of an approved subdivision or other approved development permit. (Amended by Ord. 3982, 2/21/92)

Sec. 35-220.8. Permitted Variations of Setbacks for Buildings.
1. Side: The required side yard setback for portions of a building may be varied subject to all of the following limitations:
   a. No portion of the building shall be less than five (5) feet from the side lines of the lot.
   b. No portion of a wall containing windows opening into rooms of a building (except a garage) shall be closer to the side lines of a lot than the required side yard setback.
   c. Where the side of the building is parallel to the side property line, the average distance of the building from the side line of the lot shall equal the required side yard setback. Said average distance shall be computed by multiplying the length of the various segments of the appropriate side of the building by their corresponding distances from the side property line and dividing the sum of the products by the total length of the building.

   Where the side of the building is not parallel to the side property line, the area of the building located inside the side yard setback shall be compensated by an equal or greater area within the segment of the side of the building located outside of the side yard setback and the side yard setback line.

2. Rear: The required rear yard setback for a portion of a building may be varied subject to all of the following limitations:
   a. No portion of a building used for dwelling purposes shall be closer than fifteen (15) feet to the rear line of the lot.
   b. Where the rear of the building is parallel to the rear property line, the average distance of the building from the rear property line shall equal the required rear yard setback. Said average distance shall be computed by multiplying the length of the various segments of the rear of the building by their corresponding distances from the rear property line and dividing the sum of the products by the total width of the rear of the building.
Where the rear of the building is not parallel to the rear property line, the area of the building located inside the rear yard setback shall be compensated by an equal or greater area within the segment of the rear of the building located outside of the rear yard setback and the rear yard setback line. (Amended by Ord. 3982, 2/21/92)

Sec. 35-220.9. Distance Required Between Buildings on the Same Building Site.
The minimum distance between a building designed or used for human habitation and any other detached building on the same building site shall be five (5) feet. (Amended by Ord. 3793, 01/09/90)

Sec. 35-220.10. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-220.11. Parking.
Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS. In addition, in any area subject to the provisions of this district, not more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction motor vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.
Sec. 35-221. EX-1 One-Family Exclusive Residential.

Sec. 35-221.1. Purpose and Intent.

The purpose of this district is to provide high standards for residential estate development on lots greater than one acre in size. It is the intent of this district to insure that such development protects the residential character of the area and is consistent with sound standards of public health, welfare, and safety.

Sec. 35-221.2. Processing.

No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

Sec. 35-221.3. Permitted Uses.

1. One single-family dwelling per legal lot. Such dwelling may be a mobile home certified under the National Manufactured Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) on a permanent foundation system, pursuant to Health & Safety Code § 18551, and subject to the provisions of Sec. 35-282. (General Regulations). Except as provided herein, trailers in any condition shall not be used for any purpose. (Amended by Ord. 3983, 2/21/92)

2. One guest house or artist studio subject to the provisions of Sec. 35-268. (General Regulations). (Amended by Ord. 3790, 1/9/90)

3. Golf courses and facilities incidental and subordinate to such use (e.g., restaurant, pro shop, driving range) but not including commercial tees, putting courses or miniature golf courses.

4. Parks, playgrounds, and community facilities operated by a non-profit homeowners association.

5. Orchards, truck and flower gardens, and the raising of field crops.

6. Greenhouses, hothouses, and other plant protection structures not exceeding 300 square feet used only for the propagation and cultivation of plants, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.

7. The keeping of animals and poultry subject to the provisions of Sec. 35-219.12. (R-1/E-1 Animals).

8. Home occupations subject to the provisions of Sec. 35-269. (General Regulations).

9. One Attached Residential Second Unit subject to the provisions of Sec. 35-291. (Attached Residential Second Units). (Added by Ord. 4128, 11/16/93)

10. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99)
11. Uses, buildings, and structures customarily incidental to residential units and not involving the maintenance of a commercial enterprise on the premises.

**Sec. 35-221.4. Uses Permitted with a Conditional Use Permit.**

Only the following uses and no other uses whatsoever may be permitted by Conditional Use Permit pursuant to the procedures set forth in Sec. 35-315. (Conditional Use Permits).

1. Major Conditional Use Permits.
   a. Animals, use of property for animals in excess of the number permitted in this district.
   b. Club.
   c. Educational institution.
   d. Electric substations subject to regulations of the PU-Public Utilities District, Sec. 35-238.
   e. Private kennels. *(Added by Ord. 4063, 8/18/92)*

2. Minor Conditional Use Permits. *(Amended by Ord. 4299, 3/24/98; Ord. 4379, 11/16/99)*
   a. Greenhouses, hothouses, and other plant protection structures in excess of 300 square feet but in no case shall such structures exceed an area of 800 square feet, provided no advertising sign, commercial display room, or sales stand is maintained in connection therewith.
   b. One Detached Residential Second Unit, subject to the development standards and requirements set forth in DIVISION 7, GENERAL REGULATIONS, Sec. 35-291a (Detached Residential Second Units) and DIVISION 10, PERMIT PROCEDURES, Sec. 35-315 (Conditional Use Permits). *(Amended by Ord. 4128, 11/16/93)*

**Sec. 35-221.5. Minimum Lot Size.**

1. Each main dwelling unit and its permitted accessory buildings shall be located upon a lot having a gross lot area and a gross lot width as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
<thead>
<tr>
<th>Zoning Symbol</th>
<th>Minimum Gross Lot Area</th>
<th>Minimum Gross Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.5-EX-1</td>
<td>3.5 acres</td>
<td>225 feet</td>
</tr>
<tr>
<td>2.5-EX-1</td>
<td>2.5 acres</td>
<td>200 feet</td>
</tr>
<tr>
<td>1.5-EX-1</td>
<td>1.5 acres</td>
<td>150 feet</td>
</tr>
</tbody>
</table>
2. For the purpose of this Section "lot width" is defined as the distance between the side lines of the lot measured at the front setback line of the main dwelling provided, however, that as to lots having no front setback line, lot width shall be the average distance between the side lines of the lot most nearly perpendicular to the nearest street, omitting easements or lot extensions necessary to gain access to such lots.

3. Dwellings may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)

Sec. 35-221.6. Setbacks for Buildings and Structures.

1. Front: Seventy-five (75) feet from the centerline of any street but one hundred and twenty-five (125) feet from the centerline of any street having a right-of-way width of eighty (80) feet or more. A through lot shall be considered as having two front yards.

2. Side: On each side of a dwelling, twenty-five (25) feet, except as otherwise herein provided. The side yard setback required on the street side of a corner lot shall be the same as the front yard setback required on that street. In case of a through lot, the side yards shall extend the full depth of the lot between street lines. For lots of less than 150 feet in width, not more than 33-1/3% of the total lot width shall be required for the total side yard setbacks, such reduced setbacks shall be equal in width on both sides of the lot for non-corner lots and equally reduced on both sides of the lot for corner lots. If the side yard setbacks are reduced for a dwelling under the preceding sentence, these reduced setbacks shall not apply to accessory buildings such as stables.

3. Rear: Twenty-five (25) feet.

4. Interior lots: On lots having no street frontage, all setbacks shall be a minimum of 25 feet.

5. Accessory Buildings:
   a. Any portion of a main building designed for or occupied by an accessory use shall be so located as to comply with all requirements of this district relating to use, setbacks, and heights of buildings applicable to the main building.
   b. Accessory buildings shall be located so as to conform to setback regulations of this district, except in the case of swimming pools and appurtenant structures (e.g., decks, equipment) wherein front, side, and rear setbacks may be decreased by 15 feet.
Sec. 35-221.7. Distance Required Between Buildings on the Same Building Site.

The minimum distance between buildings designed or used for human habitation on the same building site shall be fifty (50) feet. The minimum distance between a building designed or used for human habitation and any other building on the same building site shall be ten (10) feet if the detached building is one story or fifteen (15) feet if the detached building is two stories.

Sec. 35-221.8. Height Limit.

No building or structure shall exceed thirty (30) feet in height.

Sec. 35-221.9. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except:

1. There shall be provided at the time of the erection of the main building or structure, or at the time any main building or structure is enlarged, or guest houses erected, a minimum of 6 off-street parking spaces with adequate provisions for ingress from and egress to the street.

2. No more than one bus or non-passenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction motor vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

Sec. 35-221.10. Maximum Gross Floor Area (Floor Area Ratio or FAR).

None, except that where a Residential Second Unit has been approved, the total gross floor area of all covered structures shall be subject to the requirements of DIVISION 7 (GENERAL REGULATIONS), Section 35-291.6.6. (Development Standards) for attached second units, or Section 35-291a.6.5. (Development Standards) for detached second units. (Added by Ord. 4184, 3/14/95)
Sec. 35-222. DR Design Residential.

Sec. 35-222.1. Purpose and Intent.

The purpose of this district is to provide standards for traditional multiple residences as well as allowing flexibility and encouraging innovation and diversity in the design of residential developments by allowing a wide range of densities and housing types while requiring the provisions of a substantial amount of open space within new residential developments. The intent is to ensure comprehensively planned, well designed projects.

Sec. 35-222.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-222.3. 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), except that development of one single-family dwelling on a single lot shall not require a Development Plan. Such single-family dwellings shall be subject to the processing and development requirements of the R-1/E-1 zoning district. Modifications to Development Plans may be granted by the Planning Commission or Board of Supervisors pursuant to Sec. 35-317.8. (Development Plans). (Amended by Ord. 3984, 2/21/92)

Sec. 35-222.4. Permitted Uses. (Amended by Ord. 3500, 04/01/85; Ord. 4379, 11/16/99)

1. Single-family, duplex, triplex, and multi-family dwelling units, including developments commonly known as row houses, town houses, condominiums, cluster, and community apartment projects.

2. Parking lots, carports, and garages designed and used for individual units within the district and either adjacent to such units or centrally located to serve a group of units.

3. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-222.4., for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92)

4. Golf courses.

5. Public parks, public playgrounds, and community centers.
6. Home occupations, subject to the provisions of Sec. 35-269. (General Regulations).

7. The following uses are permitted, subject to the regulations set forth in the R-1/E-1 district:
   a. Keeping of animals.
   b. Greenhouses, hothouses, and other plant protection structures.

8. Orchards, truck and flower gardens, and the raising of field crops, provided there is no sale on the property of the products produced. (Amended by Ord. 3984, 2/21/92)

9. Special Care Homes, subject to the provisions of Section 35-292a.4. (Added by Ord. 4379, 11/16/99)

10. Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses and not involving the maintenance of a commercial enterprise on the premises. (Added by Ord. 4379, 11/16/99)

Sec. 35-222.5. Uses Permitted with a Major Conditional Use Permit.

1. Dormitories, student housing facilities, residence halls, sororities, and fraternities located in an area where such facilities are to be used by students of a permitted educational institution.

2. Commercial kennels. (Added by Ord. 4063, 8/18/92)

Sec. 35-222.6. Uses Permitted with a Minor Conditional Use Permit.

1. Residential Child Care Center. (Amended by Ord. 4063, 8/18/92)

2. Private kennels. (Added by Ord. 4063, 8/18/92)

Sec. 35-222.7. Lot Size/Density.

The maximum density for each lot zoned DR shall be specified by a number following the DR on the lot on the applicable Santa Barbara County Zoning Map and said number represents the number of dwelling units per gross acre permitted on such lot, as follows:
<table>
<thead>
<tr>
<th>District Designation</th>
<th>Dwelling Units Per Gross Acre</th>
<th>Gross Land Area Per Dwelling Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR-0.1</td>
<td>0.1</td>
<td>435,600 (10 acres)</td>
</tr>
<tr>
<td>0.2</td>
<td>0.2</td>
<td>217,800 (5 acres)</td>
</tr>
<tr>
<td>0.33</td>
<td>0.33</td>
<td>130,680 (3 acres)</td>
</tr>
<tr>
<td>0.5</td>
<td>0.5</td>
<td>87,120 (2 acres)</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
<td>43,560</td>
</tr>
<tr>
<td>1.5</td>
<td>1.5</td>
<td>29,040</td>
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<td>3.3</td>
<td>13,200</td>
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**Sec. 35-222.8. Setbacks for Buildings and Structures.**

For the purposes of this section, where clustered residential development occurs, a street shall be defined as a public or private right-of-way providing access to five or more dwelling units.

1. **Front:** Twenty (20) feet from the right-of-way line of any street.

2. **Side and Rear:** Ten (10) feet from any side or rear property line, however the Planning Commission may increase this requirement to provide reasonable light, air, and privacy requirements.

**Sec. 35-222.9. Distance Required Between Buildings on the Same Building Site.**

The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be five (5) feet. *(Amended by Ord. 3793, 01/09/90)*
Sec. 35-222.10. Building Coverage.
Not to exceed thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units.

Sec. 35-222.11. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-222.12. Parking.
In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:
1. Parking Area Setbacks. Uncovered parking areas shall be located no closer than fifteen (15) feet to the street right-of-way line nor closer than five (5) feet to any property line.
2. Design.
a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences, or walls.

(Amended by Ord. 4063, 8/18/92)

Sec. 35-222.13. Open Space and Landscaping.
1. Not less than forty (40) percent of the net area of the property shall be devoted to common open space.
2. Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than five (5) feet in width.
3. Title to the common open space shall be held by a non-profit association of homeowners or by any other individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe, which may include conveying to the County of Santa Barbara the rights to develop such property with anything except open space or noncommercial recreation.
4. In the case of cluster development the perimeter of the development shall be landscaped with a minimum strip of ten (10) feet.

The following requirements may be applied by the Planning Commission or Board of Supervisors for condominiums, stock cooperative, or community apartments.
1. Each dwelling unit shall be provided with at least one hundred and eighty (180) cubic feet of weatherproofed, enclosed, lockable, and easily accessible storage space on-site in
addition to the usable storage space of closets, cabinets, and pantry contained within the
dwelling units.

2. Individual metering for utilities shall be provided for each unit, unless such metering would
be in conflict with an innovative energy-efficient or resource conserving utility system,
designed for the project.

3. Provision for separate laundry facilities shall be required in each dwelling unit. Sufficient
space, utility connections, and vents to allow for the installation of a clothes washer and
dryer in each unit or in a garage, not to encroach upon parking, shall be shown on the Final
Development Plan. For all affordable housing overlay projects or housing developments
that provide a minimum of fifty (50) percent of the housing units at the required affordable
income levels, the laundry facilities may be provided in a community style. A minimum of
one standard capacity size washer and dryer shall be provided for every four (4) dwelling
units contained within the same building. (Amended by Ord. 4128, 11/16/93)

4. Each dwelling unit shall include a private outdoor patio area(s) in the form of ground level
patios or upper story balconies. Private patios shall not be less than twenty (20) percent of
the gross floor area of the residence served. Where a required patio area is less than two
hundred (200) square feet, the requirements shall be satisfied with one patio or balcony per
dwelling unit.

5. Common open space and recreation areas shall be designed to provide access for the
handicapped.
Sec. 35-223. PRD Planned Residential Development.

Sec. 35-223.1. Purpose and Intent.
It is the purpose of this district to ensure comprehensively planned development of large acreage within designated urban areas that are intended primarily for residential use. The intent of this district is to:

1. Promote flexibility and innovative design of residential development, to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, and cultural resources of a site;
2. Encourage clustering of structures to preserve a maximum amount of open space;
3. Allow for a diversity of housing types; and,
4. Provide recreational opportunities for use by both the residents of the site and the public.

Sec. 35-223.2. Preliminary Development Plan to be Included in Application for Rezoning.
Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-223.3. Findings Required for Rezoning.
No property shall be rezoned to the PRD unless the Board of Supervisors shall first make the following findings:

1. That the property is of the type and character which is appropriate for a Planned Residential Development in accordance with the specific purpose and intent as set forth in Sec. 35-223.1.
2. That the property is within a designated Urban Area as shown in the Land Use Element of the Comprehensive Plan.
3. That the property contains not less than ten (10) acres, all of which shall be included in the Preliminary Development Plan.
4. That the overall estimated population density which will result upon full development of the property under the Planned Residential Development District in accordance with the Preliminary Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas.
5. That the proposed development as shown on the Preliminary Development Plan is in conformance with the applicable policies of the Comprehensive Plan and this ARTICLE.

Sec. 35-223.4. 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).

In addition to the other information required under Sec. 35-317 (Development Plans), the following information must be filed with a Preliminary or Final Development Plan application.

1. Relationship of project to surrounding land uses.
2. A copy of the proposed C.C.& R.'s including provisions for maintenance of open space, facilities, and services in the project site.

Sec. 35-223.5. Specific Plans.
For those areas requiring a Specific Plan, as set forth in the Land Use Element of the Comprehensive Plan, a Specific Plan shall be filed and approved prior to submittal of a Preliminary Development Plan. The Director of Planning and Development shall waive the requirement for the Preliminary Development Plan if it is found that the approved Specific Plan provides the same information as required for a Preliminary Development Plan. All Development Plans shall be in conformance with the Specific Plan for the project area.

Sec. 35-223.6. Findings Required for Approval of Development Plans.
In addition to the findings for Development Plans set forth in Sec. 35-317.7. (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to PRD unless all of the following findings are made:

1. That the density and type of the proposed development is in conformance with the PRD District and applicable Comprehensive Plan policies.
2. That adequate provisions have been made within the proposed covenants, conditions, and restrictions to establish permanent care and maintenance of public and common open spaces and recreational areas and facilities.
3. That the buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.

Sec. 35-223.7. Permitted Uses.
1. Residential units, either attached or detached, including single-family dwellings, duplexes, row houses, townhouses, apartments, and condominiums.
2. Recreational facilities, including but not limited to tennis courts, swimming pools, playgrounds, and parks for the private use of the residents of the development and/or public, provided such facilities are not operated for remuneration.

3. Laundromat, meeting rooms, for use by residents of the development. *(Amended by Ord. 4063, 8/18/92)*

4. Home occupations, subject to the provisions of Sec. 35-269. *(General Regulations). (Amended by Ord. 3791, 01/09/90)*

5. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-223.7., for use by on-site residents and/or employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4068, 8/18/92)*

6. Special Care Homes, subject to the provisions of Section 35-292a.4. *(Added by Ord. 4379, 11/16/99)*

7. Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses.

**Sec. 35-223.8. Uses Permitted with a Major Conditional Use Permit.**

The following uses may be permitted in developments of two hundred dwelling units or more, subject to the issuance of a Conditional Use Permit as provided in Sec. 35-315. *(Conditional Use Permits).*

1. Commercial recreational facilities provided that such facilities are compatible with residential use, i.e., racquet ball courts, swim or tennis clubs, etc.

2. Convenience establishments of a commercial and service nature serving such day to day needs of residents in the immediate area as food, drugs, gasoline, and other incidentals. Such convenience establishments shall be an integral part of the development, providing services related to the needs of the residents, and collectively occupying no more than two acres. These convenience establishments shall not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics have adverse effects on residential uses within or adjoining the development or create traffic congestion or hazards to vehicular or pedestrian traffic.

**Sec. 35-223.9. Requirements of the Land Use Element.**

Additional site specific requirements for property designated for Planned Development, PD, on the Land Use Element Maps may be set forth in the text of the Land Use Element.
Sec. 35-223.10. Lot Size/Density.
No minimum lot size. The maximum density for each property zoned PRD is specified in the Land Use Element. The total number of dwelling units shall not exceed the density specified.

Sec. 35-223.11. Setbacks for Buildings and Structures.
There are no standard setback requirements provided in this district. Use of standard zoning methods generally employed throughout the unincorporated area of the County of Santa Barbara does not give adequate means by which the County can accomplish the results desired in this district.

Setbacks shall be proposed and approved on the Preliminary and Final Development Plans in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the PRD District. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.

Not more than thirty (30) percent of the net area of the property shall be covered by buildings containing dwelling units, and in no case shall the total building coverage exceed fifty (50) percent of the net area of the property.

Sec. 35-223.13. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Design.
   a. Parking areas shall be arranged so as to prevent through traffic to other parking areas.
   b. Uncovered parking areas shall be screened from the street and adjacent residences to a height of at least four (4) feet with hedges, dense plantings, solid fences, or walls.

(Amended by Ord. 4068, 8/18/92)

Sec. 35-223.15. Streets.
Streets may be public or private; however, all private streets shall be required to be constructed to County standards and adequate provisions shall be made in the C.C.& R.'s to ensure maintenance of private streets. The standards for any on-site improvements (streets, walks, drainage, and utilities) may be modified for a PRD by the County upon recommendation from the Roads Division or Planning and Development Department. Street design shall relate to the function
of the street and, particularly in hillside areas, where no on-street parking is necessary or permitted, street widths may be reduced. Innovation in street and walkway design, use of cul-de-sacs and loop streets, and reduction of grading for streets is encouraged. Vehicular access to individual lots or units shall generally be only from project streets.

Sec. 35-223.16. Open Space.

1. Amount. The County shall specify the required amount of public and/or common open space in a Planned Residential Development at the time of approval of the Preliminary Development Plan but in no case shall the total amount of public and/or common open space be less than forty (40) percent of the gross acreage. Determination of the appropriate amount of public and/or common open space shall be based on consideration of the following factors: (a) the need to protect for public use areas historically used by the public such as trails, (b) the avoidance of siting of structures in hazardous areas or on steep slopes, and (c) the protection of environmentally sensitive habitat areas and archaeological sites, and (d) protection of scenic areas of the site. Lands to be preserved as open space may be dedicated in fee to the County of Santa Barbara or other public agency or may remain in private ownership with dedication of only appropriate scenic and/or open space easements. For lands counted as public open space that remain in private ownership, the County shall require granting of an easement guaranteeing the public’s right of access and use of such open space.

2. Maintenance of Public Open Space. The County may require the applicant to maintain all public open spaces and related facilities for a specified period after occupancy of the PRD or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If the applicant is to maintain public open spaces, prior to the issuance of any permits for construction, a bond or other approved security shall be posted guaranteeing such maintenance.

3. Maintenance of Common Open Space. The common open space shall be deeded to the Homeowner’s Association and held in undivided ownership by the owners of the PRD. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvements and running with the land as described in the approved Final Development Plan.
Sec. 35-223.17. Landscaping.

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

Along each side or rear yard of the PRD District abutting property zoned other than PRD an adequate buffer consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent properties from impacts of noise or lighting and to provide separation between different uses. Such buffer shall be depicted on the Preliminary and Final Development Plan.

Sec. 35-223.18. Homeowner’s Association.

At the time of submittal of the Preliminary Development Plan, the applicant shall file a description of the proposed organization of the Homeowners’ Association including conditions, covenants, and restrictions that will govern the Association. Such description shall be reviewed by County Counsel who shall make a recommendation to the Planning Commission. Required provisions shall include but are not limited to the following:

1. The Homeowners’ Association shall be established before the homes are sold.
2. Membership shall be mandatory for each home buyer and any successive buyer.
3. The Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities.
4. Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property.
5. The Association shall be able to adjust the assessment to meet changed needs.
Sec. 35-224. SLP Small Lot Planned Development.

Sec. 35-224.1. Purpose and Intent.

The purpose of this district is to increase opportunities for affordable housing by establishing standards for the development of individual small lots for single family residences. To this end, the intent of this SLP district is to provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development.

Sec. 35-224.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, any application for a rezoning to this district shall include a Preliminary Development Plan. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Plan shall be incorporated into the rezoning ordinance.

Sec. 34-224.3. Findings for Approval of Rezoning to the SLP District.

Prior to approving a rezoning to the SLP district, the Planning Commission and/or Board of Supervisors shall make the following findings:

1. That the proposed SLP development provides affordable housing opportunities, consistent with the stated purpose and intent of the SLP district.
2. That the SLP is located within an Urban Area, as designated in the Comprehensive Plan, and within reasonable access to employment opportunities, public transportation, commercial centers, and schools.

Sec. 35-224.4. Processing.

No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan as provided in Section 35-317. (Development Plans) and in Section 35-314. (Land Use Permits).

Sec. 35-224.5. Permitted Uses. (Amended by Ord. 3500, 04/01/85).

1. One single-family dwelling per legal lot.
2. Recreational facilities for the use of the residents of the development, e.g., swimming pool, tennis courts, and playground equipment.
3. Home occupations subject to the provisions of Sec. 35-269. (General Regulations).
4. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-224.5., for use by on-site residents and/or employees of the development,
when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4068, 8/18/92)*

5. Uses, buildings, and structures customarily incidental to single-family dwellings, for exclusive use of the residents of the premises and their guests and not involving the maintenance of a commercial enterprise on the premises.

**Sec. 35-224.6. District Density.**

1. The minimum amount of land that may be developed for a SLP shall be one acre, provided that this minimum land area is adequate to meet the requirements of the SLP district.

2. The maximum density of the SLP shall be seven (7) units per gross acre.

3. The minimum lot size for individual lots within the SLP shall be 4,000 sq. ft., with only one single-family dwelling permitted per lot. Every lot shall have a minimum width of fifty (50) feet and a minimum depth of eighty (80) feet.

**Sec. 35-224.7. Setbacks for Buildings and Structures.**

1. The following minimum setbacks shall apply to the perimeters of a SLP development: No building or structure shall be located closer than fifty (50) feet from the centerline or twenty (20) feet from the right of way line of any street, nor closer than fifteen (15) feet to the side or rear property lines of the SLP development.

2. The following minimum setbacks shall apply to interior lots within a SLP development:
   a. Front: Ten (10) feet from the front line of each lot.
   b. Side: Five (5) feet on each side of the building or structure, exclusive of awnings, etc. Where the side yard abuts an access road, public parking area or walk, said yard shall not be less than ten (10) feet in width.
   c. Rear: Ten (10) feet.
   d. To maximize open space on individual lots, the side setback and minimum distance required between buildings may be modified by the Planning Commission to allow dwelling units to be located within one of the side yards, provided that the remaining side yard is equal to the sum of the two required side yards.

**Sec. 35-224.8. Distance Required Between Buildings on the Same Building Site.**

The minimum distance between a building designed or used for human habitation and any other detached building shall be five (5) feet. *(Amended by Ord. 3793, 01/09/90)*

**Sec. 35-224.9. Lot Coverage.**

All buildings and structures shall not occupy more than sixty (60) percent of each single-family lot.

*Article III - Inland Zoning Ordinance* 80  *Republished June 2001*
Sec. 35-224.10. Height Limit.

No building or structure shall exceed twenty-five (25) feet in height.

Sec. 35-224.11. Parking.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Two parking spaces shall be provided for each individual lot. Such parking spaces may be permitted on individual lots or one parking space may be provided on each lot and the other parking space may be located in common parking areas located throughout the SLP development.

2. Common parking areas shall be located no closer than ten (10) feet to any lot line.

3. Any carport or garage shall be set back a minimum of fifteen (15) feet from the front line of the lot on which it is located.

Sec. 35-224.12. Open Space and Landscaping.

1. A minimum of fifteen (15) percent of the gross area shall be in common open space, which shall include a recreational area with facilities for the use of the residents of the development. Such facilities shall generally be provided in a central location and may include lawn and picnic areas, swimming pools, tennis courts, etc. Laundry facilities or other non-recreational uses shall not be included in the common open space. Improved sidewalks, walkways or paths shall link all residential lots to the recreational facilities. If the SLP is to be developed in phases, the open space/community recreation area must be developed during the first phase of construction.

2. Title to the common open space, common recreational facilities, common parking areas, and private streets shall be conveyed to a non-profit association of all homeowners within the project area, or any other non-profit individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except open space, non-commercial recreational facilities, common parking areas, and private streets. Preservation and maintenance of all common open space, common recreational facilities, common parking areas, and private streets shall be the obligation of the individual or entity holding title to said areas.

3. Perimeter setback areas which are part of the common open space of the SLP shall be landscaped. Unsightly areas within the development such as common parking areas, trash storage areas, etc., shall be thoroughly screened by landscaping.
Sec. 35-224.13. Additional Requirements.

1. Tool shed and equipment storage structures shall be permitted on each lot but shall not be located in the front, side, or rear setback area.

2. Storage parking areas for recreational vehicles (travel trailers, campers, etc.) shall be provided at a ratio of one parking space per five residential lots. These areas shall be screened by landscaping and fences for aesthetic and security purposes. This requirement may be modified by the Planning Commission or Board of Supervisors subject to one of the following findings: (1) there is adequate provision for parking for recreational vehicles on individual lots; (2) opportunities for such parking exist within a reasonable distance of the SLP development; (3) adequate standards for such parking are provided in the C.C&R’s for the SLP development.

3. The exterior design and finish of all buildings and structures within the SLP shall be compatible. For all buildings and structures, the Development Plan shall include the following: the building envelope or footprint of each lot, a description of the colors and finishes of exterior walls, roof lines, and other exterior design features determined by the County to be necessary for compatibility.
Sec. 35-224A. C-1 Limited Commercial.
(Added by Ord. 4145, 2/8/94; amended by Ord. 4319, 6/23/98)

Sec. 35-224A.1. Purpose and Intent.
The purpose of the C-1 zone district is to provide areas for commercial activities, including both retail businesses and service commercial activities, that serve the local community. This zone district allows diverse uses, yet restricts the allowable uses to those that are also compatible with neighboring residential land uses in order to protect such uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values.

Sec. 35-224A.2. Processing.
1. No permits for development including grading shall be issued except in conformance with Sec. 35-314. (Land Use Permits).
2. Prior to the issuance of any land use permit for buildings and structures which exceed 5,000 square feet in gross floor area, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans).
3. Prior to the issuance of any land use permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Board of Architectural Review.)

Sec. 35-224A.3. Permitted Uses.
1. Retail stores, shops or establishments supplying commodities for residents in the surrounding neighborhood, provided that such enterprises are conducted entirely within an enclosed building, such as bakeries, ice cream shops, grocery and liquor stores, hardware and appliance stores, clothing and shoe stores, sporting goods stores, pet shops, prescription pharmacies, florist shops, automobile accessory stores, garden supply stores and other similar uses, but not including uses which are incompatible with their adjoining residential uses due to noise, glare, odor and hazardous material concerns, such as amusement enterprises, miniature golf courses, automobile and machinery sales or service establishments, music recording studios, pool supply stores or car washes.
2. Service uses conducted entirely indoors such as laundry, laundromats, dry-cleaning substations, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, radio and repair shops, physical fitness studios, and other similar uses.
3. Restaurants and cafes, including outdoor restaurant, cafe or tea room.
4. Financial institutions such as banks, excluding corporate offices, and savings and loan offices and general business offices which would serve the neighborhoods, such as real estate offices and general practitioners’ offices, but not including trade or business schools.

5. Retail Plant nurseries.

6. Community non-profit recycling facility.

7. Child Care Facilities.

8. Single Family Residence, on a lot where there is no commercial use, subject to the regulations set out in Section 35-224.6, Minimum Lot Size, and in Section 35-219 (R-1/E-1). (Amended by Ord. 4319, 6/23/98)

9. On lots where commercial uses are present, residential uses that are secondary to the primary commercial use.

10. Any other uses which the Planning Commission determines to be similar in character to those enumerated in this section and not more injurious to health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, or vibration.

11. Accessory uses, buildings and structures which are customarily incidental to any of the above uses provided:
   a. There shall be no manufacture, assembly, processing, or compounding of products other than such as are customarily incidental or essential to retail establishments.
   b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

**Sec. 35-224A.4. Uses Permitted with a Major Conditional Use Permit.**

1. Small animal hospitals, provided all animals are kept within a completely enclosed, soundproofed building designed to eliminate outdoor odor and reduce the level of noise from such animals to the extent that adjacent residential properties will not be adversely affected in any way by noise or odors.


**Sec. 35-224A.5. Uses Permitted with a Minor Conditional Use Permit.**

1. Automobile service station, provided no gasoline is stored above ground.

2. Sales of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground.

3. Community Center.
Sec. 35-224A.6. Minimum Lot Size.
1. None, except for parcels where residences are the only use and in those instances the minimum lot size shall be 7,000 square feet per unit.

Sec. 35-224A.7. Setbacks.
1. Front: Thirty (30) feet from centerline and fifteen (15) feet from right-of-way. Open canopies, porches, and similar unenclosed structures may extend to within five (5) feet of the public right-of-way.
2. Side: Ten percent of the width of the lot but no less than five (5) feet and no greater than ten (10) feet.
3. Rear: Ten (10) percent of the depth of the lots, but in no case shall the rear setback be required to exceed ten (10) feet, except that for any lot having a rear boundary abutting a lot zoned for residential uses, the required rear yard setback shall be no less than twenty-five (25) feet.

Sec. 35-224A.8. Distance Required Between Buildings on the Same Building Site.
None, except that buildings devoted wholly or partially to a residential use shall have a minimum distance of five (5) feet from any other detached building on the same building site.

Sec. 35-224A.9. Height Limit.
1. No building or structure shall exceed 35 feet to the highest point of roof.

Sec. 35-224A.10. Parking.
As required in DIVISION 6, PARKING REGULATIONS, except that required parking spaces may be provided in publicly owned parking lots of legally constituted Parking Districts as long as the spaces provided are within a distance of no greater than 500 feet as measured along streets, not alleys, from the property line, subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.

Sec. 35-224A.11. Landscaping.
1. Along each side abutting a residential district, there shall be provided a minimum 5-ft-wide landscaped area. In addition, a minimum of 15 feet in width from the street right-of-way shall be landscaped.
2. For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department and installation and maintenance guaranteed by performance securities as set forth in Section 35-289. (Landscape Plan).
3. All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-224A.12. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.
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Sec. 35-225. C-2 Retail Commercial.

Sec. 35-225.1. Purpose and Intent.

To provide areas for local retail business and commercial needs including stores, shops, and offices supplying commodities or performing services for the residents of the surrounding community.

Sec. 35-225.2. Processing.

1. No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans). (Amended by Ord. 4319, 6/23/98)

3. Prior to the issuance of any Land Use Permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Board of Architectural Review).

Sec. 35-225.3. Permitted Uses.

1. Amusement enterprises if conducted wholly within a completely enclosed building, such as video arcades or pool halls. (Amended by Ord. 4299, 3/24/98).

2. Automobile service station, provided no gasoline is stored above ground.

3. New and used automobile and machinery sales, leases, and rentals.

4. Automobile and machinery repair and service if conducted wholly within a completely enclosed building or within an area enclosed by a solid wall, hedge, or fence not less than six feet in height approved as to design by the Board of Architectural Review, but not including automobile or machinery wrecking establishments or junk yards, or automobile body work and painting. (Amended by Ord. 3985, 2/21/92)

5. Retail stores, shops, or establishments supplying commodities for residents of the community, provided such enterprises are conducted within a completely enclosed building, such as bakeries, ice cream shops, grocery, and liquor stores, furniture, hardware, and appliance stores, department stores, sporting goods stores, pet shops, florist shops, automobile accessory stores, and the like.

6. Repair and service uses such as laundry and dry cleaning establishments, barber shops, beauty parlors, shoe repair and tailor shops, photography studios, copy shops, radio and TV repair shops, etc. (Amended by Ord. 3985, 2/21/92)
7. Restaurants, bars, cocktail lounges, and micro breweries that are secondary and accessory to a restaurant, bar or lounge. *(Amended by Ord. 4299, 3/24/98)*

8. Financial institutions such as banks and savings and loan offices, professional, administrative and general business offices.


11. Automobile parking lot.

12. Golf course, miniature or practice range.


14. Outdoor restaurant, cafe, or tea room.

15. Music recording studio.

16. Indoor theater.

17. Public works or public service structures.

18. Any other light commercial use which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, danger to life or property, or other similar causes.

19. Single Room Occupancy Facility. *(Added by Ord. 4128, 11/16/93)*

20. Spas or health clubs. *(Added by Ord. 4299, 3/24/98)*

21. Non-Residential Child Care Center, pursuant to Section 35-292a.3. *(Added by Ord. 4379, 11/16/99)*

22 Buildings, structures, and uses accessory and customarily incidental to any of the above uses provided:

   a. There shall be no manufacture, assembly, processing, or compounding of products other than such as are customarily incidental or essential to retail establishments.

   b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life or property, or other similar causes.

**Sec. 35-225.4. Uses Permitted with a Major Conditional Use Permit.**

1. Amusement enterprises conducted partially or wholly outdoors.

2. Bus terminal.

3. Outdoor theater.

4. Swap meet.
5. Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

Sec. 35-225.5. Uses Permitted with a Minor Conditional Use Permit.
(Amended by Ord. 4299, 3/24/98)

1. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.
2. Automobile and machinery repair and service conducted partially or wholly outdoors.
3. Boat sales yard and boat repair and services, but not including painting or junk yards for boats. (Amended by Ord. 3985, 2/21/92)
4. Cabinet shop.
5. Cleaning and dyeing establishment.
6. Community recycling facilities.
7. Electrical shop.
8. Frozen food locker as part of a retail store.
10. Handicraft-type industries subject to the provisions of Sec. 35-315. (Conditional Use Permits).
11. Lumber and building materials sales yard.
12. Mechanical car wash.
13. Plumbing, heating, and ventilating shop.
14. Pump sales and service.
15. Outdoor sale of pool supplies, patio furniture, and spas.
16. Sale of fresh fruit, vegetables, and flowers from a motor vehicle or stand not affixed to the ground.
17. Sales or storage lot for trailers* and recreational vehicles. (Amended by Ord. 3985, 2/21/92)
18. Sign painting shop.
19. Trailer* and truck rentals.
20. Residences provided the residential use is secondary to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use in the same lot, except in the MIX-GOL Mixed Use-Goleta Overlay where a secondary residence may be allowed as a permitted use and where a residence may be allowed as the primary use with a minor conditional use permit. (Amended by Ord. 3985, 2/21/92; Ord. 4299, 3/24/98, Ord 4379, 11/16/99)
22. Emergency Shelter. (Added by Ord. 4128, 11/16/93)
23. Commercial boarding of small animals. (Added by City Ord. 07-16, 11/5/07)
24. Live/work uses. (Added by City Ord. 12-12, 10/16/12)

*For the purposes of this section, the word "trailer" shall include, in addition to the trailers already included in the definition of trailer in DIVISION 2, DEFINITIONS, trailers used for carrying property.
Sec. 35-225.6. Minimum Lot Size.

None.

Sec. 35-225.7. Setbacks for Buildings and Structures.

1. Front:
   a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
   b. In addition, forty-two (42) feet from the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the Comprehensive Plan.
   c. Open canopies, porches, roofed or unroofed, and similar accessory structures may encroach not more than 12 feet into the front setback area, provided that in no event shall such structures encroach upon a public street right-of-way.

2. Side:
   a. None, except when side yards are provided, they shall be a minimum of three (3) feet.

3. Rear:
   a. Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

Sec. 35-225.8. Distance Required Between Buildings on the Same Building Site.

None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. (Amended by Ord. 3793, 01/09/90)

Sec. 35-225.9. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-225.10. Parking.

As required in DIVISION 6, PARKING REGULATIONS, except that required parking spaces may be provided in publicly owned parking lots of legally constituted Parking Districts subject to approval of the availability of the parking spaces by the Parking District Governing Board and the Director.

Sec. 35-225.11. Landscaping.

For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department and installation and maintenance guaranteed by
performance securities as set forth in Section 35-289. (General Regulations). (Amended by Ord. 3794, 01/09/90)

All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-225.12. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.
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Sec. 35-226. C-3 General Commercial.

Sec. 35-226.1. Purpose and Intent.
The purpose of this district is to provide areas for wholesale and heavy commercial uses and services which are necessary within the County but which are not suited to the light commercial district. The intent is to provide for these areas while protecting adjacent uses from negative impacts such as noise, odor, lighting, and traffic.

Sec. 35-226.2. Processing.
1. No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).
2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000 or more square feet in gross floor area or where on-site buildings and structures and outdoor areas designated for sales or storage total 20,000 square feet in size, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans). (Amended by Ord. 4319, 6/23/98)
3. Prior to the issuance of any Land Use Permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Architectural Review).

Sec. 35-226.3. Permitted Uses.
1. All uses permitted in the C-2 district.
2. Bakery.
4. Frozen food locker.
5. Printing plant.
6. Storage warehouse including mini-storage facilities. (Amended by Ord. 3986, 2/21/92).
7. Unenclosed used automobile sales lot.
8. The following uses when conducted within a completely enclosed building except for material storage which may be permitted within an area enclosed by a solid wall, fence, or hedge not less than six (6) feet in height:
   a. Agricultural packing or processing plant.
   b. Agricultural supply store or distribution center for supplies such as feed, fertilizer, pesticides, and fuel. (Amended by Ord. 3986, 2/21/92).
c. Automobile, farm implement and machinery repair, sales and service but not automobile wrecking yards or junk yards.
d. Automobile body work and painting.
e. Blacksmith shop, welding shop, or machine shop.
f. Carpenter and cabinet shop.
g. Cleaning and dyeing establishment.
h. Furniture repair and upholstery.
i. Heating, plumbing, or ventilating supplies, sales and service.
j. Lumber and building materials sales yard.
k. Sign painting store.
l. Wholesale distributing center.

9. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.

10. Recycling centers for the collection of, in addition to domestic recyclables, non-ferrous metals, high temperature alloys, exotics, precious metals and other similar types of materials.

11. Contractors' equipment storage yard when conducted within an area enclosed by a solid wall, hedge or fence not less than six feet in height. (Amended by Ord. 3986, 2/21/92)

12. Any other retail or wholesale store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

13. Emergency Shelter. (Added by Ord. 4128, 11/16/93)

14. Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93)

15. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, provided:
   a. There shall be no manufacture, assembling, processing or compounding, of products other than such as are customarily incidental or essential to the above uses.
   b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.
Sec. 35-226.4. Uses Permitted with a Major Conditional Use Permit.
1. Amusement enterprises conducted partially or wholly outdoors.
2. Outdoor theater.
3. Swap meet.
4. Onshore oil drilling and production facilities, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

Sec. 35-226.5. Uses Permitted with a Minor Conditional Use Permit.
1. Mechanical car wash.
2. Handicraft-type industries subject to the provisions of Sec. 35-315.12. (Conditional Use Permits).
3. Residences, provided the residential use is secondary as defined in DIVISION 2, DEFINITIONS, to a primary commercial use on the same lot. (Amended by Ord. 3986, 2/21/92)
4. Certified Farmer’s Market. (Added by Ord. 4087, 12/15/92)

Sec. 35-226.6. Minimum Lot Size.
None.

Sec. 35-226.7. Setbacks for Buildings and Structures.
1. Front:
   a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
   b. In addition, forty-two (42) feet from the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the Comprehensive Plan.
   c. Open canopies, porches, roofed or unroofed, and similar accessory uses may encroach not more than twelve (12) feet into the front setback area, provided that in no event shall such uses encroach upon a public street right-of-way.
2. Side:
   a. None, except when side yards are provided, they shall be a minimum of three (3) feet.
3. Rear:
   a. Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

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Sec. 35-226.8. Distance Required Between Buildings on the Same Building Site.
None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. *(Amended by Ord. 3793, 01/09/90)*

Sec. 35-226.9. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-226.10. Parking.
As required in DIVISION 6, PARKING REGULATIONS.

Sec. 35-226.11. Landscaping.
For developments not requiring a Development Plan, a landscape plan shall be approved by the Planning and Development Department, and installation and maintenance guaranteed by performance securities as set forth in Sec. 35-289 (General Regulations). *(Amended by Ord. 3794, 01/09/90)*

All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-226.12. Storage.
Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.
Sec. 35-227. C-S Service Commercial

Sec. 35-227.1. Purpose and Intent.

The purpose of this zone district is to provide areas for commercial activities of a service commercial nature, including wholesale service and business facilities with ancillary offices and inside storage areas, which are necessary within the County and are more limited in scope than the range of uses permitted in the general commercial zones. The intent is to provide for these areas with a zone district that is diverse, yet also restrictive, in order to insure compatibility with and the protection of neighboring land uses from any negative impacts such as noise, odor, lighting, traffic, or degradation of visual aesthetic values.

Sec. 35-227.2. 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. 35-227.3. Permitted Uses.

1. The following uses when conducted within a completely enclosed building except for material storage which may be permitted when properly screened from and aesthetically compatible with neighboring land uses.
   a. Agricultural packing and processing plant.
   b. Bakery and baked goods distribution outlet.
   c. Blacksmith shop, sheet metal shop, welding shop or machine shop.
   d. Building contractor, sub-contractor, and supplier storage, repairing and maintenance facilities.
   e. Carpenter and cabinet shop.
   f. Electrical repair shop.
   g. Farm implement and machinery repair, supplies and service, automotive repair, supplies and service, but not including automobile body work, painting, wrecking yards or junk yards.
   h. Feed and fuel store.
   i. Frozen food locker.
   j. Furniture repair and upholstering.
   k. Industrial cleaning and dyeing establishment.
   l. Heating, plumbing, or ventilating supplies, wholesale sales and service.
m. Printing, bookbinding, blue-printing and photocopying plant.

n. Sign fabrication and painting shop.

o. Storage warehouse.

p. Wholesale nursery supplies.

q. Wholesale supply storage and distribution center.

2. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.

3. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-227.3, for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 1/18/92)

4. Any other wholesale or service store, shop, or establishment which the Planning Commission finds is of similar character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

5. Emergency Shelter. (Added by Ord. 4128, 11/16/93)

6. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including ancillary offices and retail sales when subordinate to the primary commercial use, provided:

   a. There shall be no manufacture, assembling, processing, or compounding of products other than such as are customarily incidental or essential to the above uses.

   b. Such operations are not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

Sec. 35-227.4. Uses Permitted with a Major Conditional Use Permit.

1. Community recycling facility.

Sec. 35-227.5. Uses Permitted with a Minor Conditional Use Permit.

1. Handicraft-type industries subject to the provisions of Sec. 35-315.11. (Conditional Use Permits).
2. Residences, provided the residential use serves as watchman’s quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary commercial use on the same lot.  
(Amended by Ord. 3987, 2/21/92)

Sec. 35-227.6. Minimum Lot Size.
None.

Sec. 35-227.7. Setbacks for Buildings and Structures.
1. Front:
   a. Thirty (30) feet from the centerline and ten (10) feet from the right-of-way line of any public street.
   b. In addition, forty-two (42) feet from the centerline of any street with four or more lanes or a two-lane expressway, as defined in the Circulation Element text and designated on the Circulation Element Maps of the Comprehensive (General) Plan.
   c. Open canopies, porches, roofed or unroofed, and similarly accessory uses may encroach not more than twelve (12) feet into the front setback area, provided that in no event shall such uses encroach upon a public street right-of-way.

2. Side:
   a. None, except when side yards are provided, they should be a minimum of three (3) feet.
   b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.

3. Rear:
   a. Ten percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten (10) feet, except that for any lot having a rear boundary abutting the rear boundary of a lot zoned residential, the required rear yard setback shall not be less than twenty-five (25) feet.

Sec. 35-227.8. Distance Required Between Building on the Same Building Site.
None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. (Amended by Ord. 3793, 01/09/90)

Sec. 35-227.9. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-227.10. Parking.
As required in DIVISION 6, PARKING REGULATIONS.
Sec. 35-227.11. Storage.

Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view.
Sec. 35-228. CH-Highway Commercial.

Sec. 35-228.1. Purpose and Intent.

The purpose and intent of this district is to provide areas adjacent and accessible to highways or freeways exclusively for uses which serve the highway traveler.

Sec. 35-228.2. Processing.

1. 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. 34-314. (Land Use Permits).

2. Prior to the issuance of any Land Use Permit all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Architectural Review).

Sec. 35-228.3. Permitted Uses.

1. Motels and hotels.

2. Restaurants.

3. Automobile service stations and garages, but not including junk yards or the storage or wrecking of used cars or machinery. (Amended by Ord. 4063, 8/18/92)

4. Dwellings occupied by the owner or his employees, and their families, where such persons manage or operate the principal use of the property, including persons acting as caretakers or night watchmen, whose work makes it essential that they reside on the property.

5. Bus terminals and train stations.

6. Such agricultural uses as are permitted on any abutting parcel zoned in an agriculture or residential district.

7. Mini-mart/convenience stores of less than 3000 square feet of net floor area (Amended by Ord. 4063, 8/18/92)

8. Any other use which the Planning Commission determines to be a commercial establishment operated primarily for the purpose of serving the essential needs of travelers on highways.

9. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-228.3., for use by on-site employees of the development, when sited and designed to ensure compatibility with the permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92)

10. Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93)

11. Accessory uses, buildings, or structures customarily incidental to the above uses.
Sec. 35-228.4. Uses Permitted with a Major Conditional Use Permit.

1. Overnight recreation-vehicle facilities.

2. Stadium, drive-in theater, or other establishment where large assemblages of people and automobiles are involved, but not including swap meets.

3. Wholesale establishments distributing materials and products essential to agriculture and farming operations, except manure.

4. Retail grocery stores not exceeding 5,000 square feet of market area.

5. Agricultural processing facilities on rural lands as specified in Section 35-217.4.3, if the Planning Commission finds the facilities compatible with existing and/or permitted uses on adjacent agricultural lands, and where the product is offered for sale onsite to the highway traveler. (Added by Ord. 4228, 6/18/96)

Sec. 35-228.5. Uses Permitted with a Minor Conditional Use Permit.

1. Commercial driving tees, putting ranges, and golf courses.

2. Truck service station.

3. Mechanical car washes, except on properties abutting a residential district, subject to the construction of masonry walls, fencing, installation of landscaping, and other methods of reducing noise effects on abutting property, and subject to such controls over access, parking, and landscaping as will make such use compatible with adjacent uses.

Sec. 35-228.6. Setbacks for Buildings and Structures.

1. Front: Fifteen (15) feet from the right-of-way line of any street.

2. Side and Rear: None, except within the side yards adjacent to the front yard, the front yard setback shall apply. However, where the lot abuts property in a different zoning district classification the side and rear setbacks of the abutting district shall apply to such lot.

Sec. 35-228.7. Coverage.

Not more than forty (40) percent of the net lot area shall be occupied by buildings and structures.

Sec. 35-228.8. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-228.9. Parking.

As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-228.10. Landscaping/Screening. (Amended by Ord. 3794, 01/09/90)

1. A landscape plan shall be submitted to and approved by the Planning and Development Department for all developments within this district.

2. Not less than five (5) percent of the net lot area shall be landscaped.
3. Along each side or rear boundary abutting a residential zone district there shall be provided an ornamental masonry wall not less than six (6) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets, plus a row of trees or other plant material of a type approved by the Planning and Development Department which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.

4. Where property on the opposite side of an existing or proposed street is zoned for residential uses, there shall be provided along each boundary abutting such street an ornamental masonry wall not less than three (3) feet in height, except at access points. Said wall shall be set back from the property line not less than three (3) feet, which setback shall be landscaped, provided, however, that no such wall shall be required along the front line of a service station. These conditions may be modified by the Director or Planning Commission when it is found that because of street width or other conditions, such protection of residential values on the opposite side of the street is not required.

 Sec. 35-228.11. Sale of Alcoholic Beverages (Amended by Ord. 3513, 05/30/85)

1. All uses in the CH zone shall be prohibited from selling alcoholic beverages except in conjunction with a restaurant during the hours of operation in which food is served. In no case shall the sale of packaged alcoholic beverages for off-premises consumption be allowed.
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Sec. 35-229. CN Neighborhood Commercial.

Sec. 35-229.1. Purpose and Intent.

The purpose of the Neighborhood Commercial district is to provide areas within residential neighborhoods for local retail businesses to serve the daily needs for food, drugs, gasoline, and other incidentals of residents in the immediate area. The intent is to provide local serving commercial establishments while preserving the residential character of the area.

Sec. 35-229.2. Processing.

1. No permits for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000 or more square feet in gross floor area, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans).

3. Prior to the issuance of any Land Use Permit for buildings or structures, all final plans of buildings and structures shall be approved by the Board of Architectural Review, as provided in Sec. 35-329. (Architectural Review).

Sec. 35-229.3. Permitted Uses.

1. Retail stores, shops, or establishments supplying commodities to meet the day-to-day needs of residents in the neighborhood, such as a food market (less than 3,000 square feet of net floor space), liquor store, prescription pharmacy, delicatessen, pizza take-out, flower shop, furniture store, hardware store, hobby shop, and ice cream shop. *(Amended by Ord. 3989, 2/21/92)*

2. Repair and service uses such as dry cleaner sub-station, small appliance repair, barber shop, beauty parlor, shoe repair, and tailor. *(Amended by Ord. 3989, 2/21/92)*

3. Christmas tree sales. *(Amended by Ord. 3989, 2/21/92)*

4. Non-Residential Child Care Center, pursuant to Section 35-292a.3. *(Added by Ord. 4379, 11/16/99)*

5. Any other light retail business use which the Planning Commission finds is of similar character to those enumerated in this Section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, traffic congestion, danger to life and property, or other similar causes.

Sec. 35-229.4. Uses Permitted with a Major Conditional Use Permit.

*(Retained for future use)*

Sec. 35-229.5. Uses Permitted with a Minor Conditional Use Permit.

1. Residences, provided the residential use is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary commercial use on the same lot.
2. Sale of produce from a temporary stand. *(Amended by Ord. 3578, 07/14/86)*

3. Automobile service station. *(Amended by Ord. 3989, 2/21/92)*

4. Drive-thru photo film processing service. *(Amended by Ord. 3989, 2/2/92)*

**Sec. 35-229.6. Minimum Lot Size.**
None.

**Sec. 35-229.7. Setbacks for Buildings and Structures.**

1. **Front:**
   a. Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.

2. **Side:**
   a. Five (5) feet.
   b. On corner lots, the side yard along the side street shall conform to the front yard provisions of this district.

3. **Rear:**
   a. Ten (10) percent of the depth of said lot, but in no case shall the rear yard setback be required to exceed ten (10) feet.
   b. In addition, for any lot that has a rear boundary which abuts a lot zoned residential, the required rear yard setback shall be not less than twenty-five (25) feet.

**Sec. 35-229.8. Distance Required Between Buildings on the Same Building Site.**
None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. *(Amended by Ord. 3793, 01/09/90)*

**Sec. 35-229.9. Lot Coverage.**
Not more than thirty (30) percent of the net area shall be occupied by buildings and structures.

**Sec. 35-229.10. Height Limit.**
No building or structure shall exceed a height of thirty-five (35) feet.

**Sec. 35-229.11. Parking.**
As provided in DIVISION 6, PARKING REGULATIONS.

**Sec. 35-229.12. Landscaping/Screening.**

1. A landscape plan shall be submitted to and approved by the Planning and Development Department. All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS. *(Amended by Ord. 3794, 01/09/90)*

2. Along each side or rear boundary abutting a residential district there shall be provided a minimum five (5) foot wide landscaped area and an ornamental wall not less than five (5)
feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets. Said wall shall be reduced in height to three (3) feet along that portion located within the front setback.

Sec. 35-229.13. Additional Requirements.

1. All uses shall be conducted wholly within a completely enclosed building except for service stations or other outdoor uses when appropriately screened and as approved by the Planning Commission or Director.

2. Areas for trash or outdoor storage shall be enclosed and architecturally screened in such a manner as to conceal all trash or stored material from public view.
Sec. 35-230 C-V Resort/Visitor Serving Commercial.

Sec. 35-230.1 Purpose and Intent.

The purpose of this district is to provide for tourist recreational development in areas of unique scenic and recreational value, while providing for maximum conservation of the resources of the site through comprehensive site planning. It is the intent of this district to provide for maximum public access, enjoyment, and use of an area's scenic, natural, and recreational resources while ensuring preservation of such resources. This district is not intended for highway related uses that normally service transients.

Sec. 35-230.2 Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-230.3 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. 35-230.4 Findings Required for Approval of Development Plans.

In addition to the findings for Development Plans set forth in Sec. 35-317.7. (Development Plans), no Preliminary or Final Development Plan shall be approved for property zoned or to be rezoned to Resort/Visitor Serving Commercial, unless the Planning Commission also makes the following findings:

1. For development in rural areas as designated on the Comprehensive Plan Land Use Element Maps, the project will not result in a need for ancillary facilities on other rural lands, i.e., residences, stores, etc. Such facilities, if necessary, shall be provided within designated urban areas.

2. For development surrounded by areas zoned residential, the proposed use is compatible with the residential character of the area.

Sec. 35-230.5 Permitted Uses.

1. Resort, guest ranch, hotel, motel, country club, convention and conference center. Such uses shall be of a self-contained, destination-point nature, rather than those that primarily provide short-term overnight accommodations for travelers.
2. Light commercial uses (i.e., barber and beauty shops, gift shops, restaurants, etc.) normally associated with the needs of visitors, provided such commercial activities are so designed and limited as to be incidental and directly oriented to the needs of visitors and do not substantially change the character of the resort/visitor-serving facility.

3. Recreational facilities, including but not limited to piers, boat docks, golf courses, parks, playgrounds, riding and hiking trails, tennis courts, swimming pools.

4. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-230.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4063, 1/18/92)*

5. Uses, buildings, and structures accessory and customarily incidental to the above uses.

**Sec. 35-230.6. Uses Permitted with a Major Conditional Use Permit.**

1. Public riding stable, campgrounds (including tent camping, camper and recreational vehicle parks), and hostels.

**Sec. 35-230.7. Uses Permitted with a Minor Conditional Use Permit.**

1. Dwellings for owners, managers, or caretakers and their families where such persons manage or operate the principal use.

**Sec. 35-230.8. Minimum Lot Size.**

None.

**Sec. 35-230.9. Setbacks for Buildings and Structures.**

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.

2. Side and Rear: Twenty (20) feet.

3. In addition, no building or structure shall be located within fifty (50) feet of a lot zoned residential.

**Sec. 35-230.10. Distance Required Between Buildings on the Same Building Site.**

None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. *(Amended by Ord 3793, 01/09/90)*

**Sec. 35-230.11 Height Limit.**

No building or structure shall exceed a height of thirty-five (35) feet.

**Sec. 35-230.12. Parking.**

As provided in DIVISION 6, PARKING REGULATIONS, except that the Planning Commission may require additional parking for projects that provide for public access to and use of recreational facilities or open space.
Sec. 35-230.13. **Open Space and Building Coverage.**

1. A minimum of forty (40) percent of the net area of the lot(s) shall be retained in public and/or common open space.

2. For development surrounded by areas zoned residential, not more than thirty (30) percent of the net area of the lot(s) shall be covered by buildings and structures.

**Sec. 35-230.14. Landscaping.**

Landscaping shall be installed and maintained in accordance with the approved Final Development Plan. Along each side or rear yard abutting a residential district, a minimum buffer strip of ten (10) feet consisting of fencing, walls, plant materials, or any combination thereof shall be installed and maintained to protect adjacent residents from impacts of noise or lighting and to provide separation between residential and commercial uses. Such buffer shall be included in the Preliminary and Final Development Plan.
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Sec. 35-231. SC Shopping Center.

Sec. 35-231.1. Purpose and Intent.
The purpose of this district is to establish provisions for the comprehensive development of property suitable for commercial use. The intent is to prevent piecemeal commercial development in areas which may be more appropriate for a clustered shopping center use.

Sec. 35-231.2. Preliminary Development Plan to be Included in Application for Rezoning.
Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-231.3. 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. 35-231.4. Categories of Shopping Centers.
Shopping centers shall be classified according to net area as follows:

1. Convenience Shopping Center..............2 or more acres
2. Community Shopping Center..............12 or more acres

The purpose of the Convenience Shopping Center is to serve the everyday (frequent) needs of the consumer.

The Community Shopping Center's purpose is to provide the opportunity to comparison shop, make available to the consumer goods and services required infrequently and, in addition, serve the everyday (frequent) needs of the shopper.

Sec. 35-231.5. Permitted Uses.

1. Convenience Shopping Center.
   a. Retail stores and shops primarily engaged in selling food for home preparation and consumption such as: 1) food market; 2) meat market; and 3) bakery.
   b. Liquor store.
   c. Stores, shops and establishments offering regularly required services as follows:
      1) Barber shop.
      2) Beauty shop.
      3) Cleaning and pressing shop and laundry agency having a floor area of not to exceed 2,000 square feet.
4) Self-service laundry or cleaning establishment.
5) Shoe repair shop.
6) Service station in conjunction with other commercial establishments.
7) Branch banks, excluding drive-thrus.

d. Restaurants, delicatessens, cafes, and bars excluding drive-in restaurants.
e. Drug store.
f. Variety store.
g. Hardware store.
h. Professional and commercial offices occupying not more than twenty (20) percent of the gross square footage of the total building area.
i. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by the Section 35-231.5., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. *(Added by Ord. 4063, 8/18/92)*
j. Any other store, shop or establishment offering goods at retail or service which the Planning Commission finds is similar in character to those enumerated above and is essential to the daily (frequent) needs of the residents of the surrounding area and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property values, danger to life and property, or other similar causes.

2. Community Shopping Centers
a. All uses in a Convenience Shopping Center.
b. Department store.
c. Apparel store.
d. Jewelry store.
e. Home furnishings.
f. Radio, television, and music store.
g. Sporting goods.
h. Pet shop.
i. Book shop.
Any other store, shop or establishment offering goods at retail or service which the Planning Commission finds is of similar character to those enumerated above and is essential to the shopping needs of the area it serves and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, smoke, traffic congestion, depreciation of property, or other similar causes.

Sec. 35-231.6. Uses Permitted with a Major Conditional Use Permit in Convenience and Community Shopping Centers.

1. Bowling alley or other indoor recreational establishment.
2. Commercial and professional office space occupying more than twenty (20) percent of the gross square footage of the total building area.
3. Theater.
4. Live/work uses. (Added by City Ord. 12-12, 10/18/12)

Sec. 35-231.7. Uses Permitted with a Minor Conditional Use Permit in Convenience and Community Shopping Centers.

1. Automobile service station. (Amended by Ord. 3990, 2/21/92)
2. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)

Sec. 35-231.8. Setbacks for Buildings and Structures.

1. Front: Twenty (20) feet from the right-of-way line of any street bordering the shopping center.
2. Side and Rear: Ten (10) feet except:
   a. Twenty (20) feet when a Convenience Shopping Center abuts a residential district.
   b. Fifty (50) feet when a Community Shopping Center abuts a residential district.

Sec. 35-231.9. Coverage.

Not more than thirty (30) percent of the net lot area shall be covered by buildings or structures.

Sec. 35-231.10. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-231.11. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except that the following regulations shall apply to uses which do not require a Conditional Use Permit:

1. There shall be at least one parking space per 200 square feet of net floor area or fraction thereof enclosed within a building or used for outdoor storage or sales space.
Sec. 35-231.12. Landscaping/Screening.
1. Not less than five (5) percent of the net lot area shall be landscaped.
2. All portions of any setback area fronting on a street shall be landscaped.
3. Along each side or rear boundary abutting a residential district there shall be provided an ornamental masonry wall not less than six (6) feet in height extending to within twenty (20) feet of the street right-of-way line of existing or proposed streets, plus a row of trees which will provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
4. Where property on the opposite side of an existing or proposed street is zoned for residential use, there shall be provided along each boundary abutting such street, an ornamental masonry wall not less than three (3) feet in height, except at access points. Said wall shall be set back from the property line not less than three (3) feet, which setback shall be landscaped.
5. Such landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

Sec. 35-231.13. General District Regulations.
1. All uses shall be conducted wholly within a completely enclosed building, except for service stations and parking facilities, or other outdoor uses when appropriately screened and as approved by the Planning Commission or Zoning Administrator. (Amended by Ord. 3990, 2/21/92)
2. Areas for trash shall be enclosed and architecturally screened in such a manner as to conceal all trash or stored material from public view.
Sec. 35-232. PI Professional and Institutional

Sec. 35-232.1. Purpose and Intent.

The purpose of this district is to provide appropriately located areas for professional uses and for educational, institutional, governmental, and other public facilities. It is the intent of this district to ensure that such uses are well-designed and landscaped so as to be harmonious with surrounding land uses.

Sec. 35-232.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-232.3. 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. 35-232.4. Permitted Uses.

1. Professional offices, studios, and office buildings.
2. Hospitals, sanitariums, medical clinics, special care homes, and similar buildings, when used for the treatment of human ailments, subject to the approval as to need by the Santa Barbara Subarea Advisory Counsel of the Health Systems Agency, Ventura-Santa Barbara.
3. Charitable and philanthropic institutions for human beings.
4. Banks and Savings and Loan offices.
5. Churches, libraries, museums, and schools, including business schools, but not including dance halls or trade schools using heavy equipment.
6. Community, civic center, and governmental buildings and structures.
7. Clubs, golf courses, and country clubs.
8. Cemetery, crematory, or mausoleums.
9. Off-street parking facilities accessory and incidental to an adjacent commercial use.
10. Retail stores, shops, or establishments supplying commodities or services intended to meet the day to day needs of employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, restaurants, and
coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. (Added by Ord. 4379, 11/16/99)

11. Any other professional or institutional use which the Planning Commission finds is similar in character to those enumerated in this section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, danger to life or property, or other similar causes.

12. Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-232.4 when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99)

13. Uses, buildings, and structures incidental, accessory, and subordinate to permitted uses.

**Sec. 35-232.5. Uses Permitted with a Major Conditional Use Permit.**

1. Small animal hospitals, provided all animals are kept within a completely enclosed building designed to reduce odor and the level of noise from such animals to the extent that adjacent properties will not be adversely affected by reason of such odor or noise.

2. Restaurants located in an office building, including bars or cocktail lounges accessory to a restaurant, but not including drive-through restaurants.

**Sec. 35-232.6. Uses Permitted with a Minor Conditional Use Permit.**

1. Residences, provided the residential use is secondary, to a permitted or conditionally permitted (i.e., Conditional Use Permit) commercial use on the same lot. (Amended by Ord. 3991, 2/21/92; Ord 4299, 3/24/98)

2. Certified Farmer’s Market. (Added by Ord. 4087, 12/15/92)

**Sec. 35-232.7. Limitation on Uses.**

No sales, production, repair, or processing shall take place on any site except to the extent necessary for and incidental to operation of the permitted or conditionally permitted uses.

**Sec. 35-232.8. Setbacks for Buildings and Structures.**

1. Front: Forty-five (45) feet from the centerline and fifteen (15) feet from the right-of-way line of any public street, provided, however, that no portion of a building or structure designed for housing automobiles which opens directly unto a public street shall be located closer than twenty (20) feet to said right-of-way line.

2. Side and Rear: Fifteen (15) feet.

**Sec. 35-232.9. Distance Required Between Buildings on the Same Building Site.**

None, except that residential buildings shall have a minimum distance of five (5) feet from any other detached building on the same building site. (Amended by Ord. 3793, 01/09/90)
Sec. 35-232.10. Building Coverage.
    Not to exceed forty (40) percent of the net area of the property shall be covered with any portion of a building.

Sec. 35-232.11. Height Limit.
    No building or structure shall exceed a height of thirty-five (35) feet.

    Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, except the required spaces for offices shall be one parking space for each 200 square feet of floor space.

Sec. 35-232.13. Landscaping.
    Not less than ten (10) percent of the net area of the property shall be devoted to landscaping. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.

    Areas for trash shall be enclosed and architecturally screened in such a manner as to conceal all trash or stored material from public view.
Sec. 35-233. M-RP Industrial Research Park.

Sec. 35.233.1. Purpose and Intent.

The purpose of this district is to provide areas exclusively for light industry, technical research, and business headquarters office uses in well-designed buildings and attractively landscaped areas. The intent is to establish development standards and landscaping requirements to ensure a park-like environment for the uses permitted and compatibility with adjoining non-industrial areas.

Sec. 35.233.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-233.3. 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. 35-233.4. Permitted Uses.

1. Manufacturing and assembly of business machines including electronic data processing equipment, accounting machines, calculators, typewriters, and related equipment.
2. Manufacture of ceramic products, such as pottery, figurines and small glazed tile, utilizing only previously pulverized clay, provided that kilns are fired only by electricity or gas.
3. Manufacturing, assembling, compounding, packaging and processing of cosmetics, drugs, pharmaceuticals, perfumes, perfumed toilet soap (not including refining or rendering of fats or oils), and toiletries.
4. Manufacture, design, and production of handicraft articles, musical instruments, toys, jewelry, and novelties.
5. Assembly of electrical appliances, electronic instruments, and devices, and radio, phonograph, and television sets, including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, transistors, capacitors, resistors, etc.
6. Printing, embossing, engraving, etching, lithographic, and bookbinding plants.
7. Experimental photo or motion picture film, research, and testing laboratories.
8. Scientific instrument and equipment manufacture or precision machine shops.
11. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district.
12. Storage warehouse and wholesale distributing.
13. Research, development, and testing laboratories and facilities.
14. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this district and is not obnoxious or offensive because of noise, odor, dust, smoke, vibration, danger to life or property, or similar causes.
15. Aquaculture.
16. Retail stores, shops, or establishments supplying commodities or services intended to meet the day to day needs of industrial research park employees in the vicinity including but not limited to drug stores, convenience markets, barber shops, shoe repair, dry cleaners, banks, restaurants, and coffee shops. Cumulative development of these uses shall not exceed 20% of the total gross floor area on the lot. (Added by Ord. 4379, 11/16/99)
17. Light recreational uses and facilities such as tennis courts, gymnasium, racquetball courts which are operated only for the use of the employees in the industrial research park.
18. Non-Residential Child Care Centers, that are ancillary to uses permitted by this Section 35-233.4. when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92; Amended by Ord. 4379, 11/16/99)
19. Emergency Shelter. (Added by Ord. 4128, 11/16/93)
20. Buildings, structures, and uses accessory and customarily incidental to any of the above uses.

Sec. 35-233.5. Uses Permitted with a Major Conditional Use Permit.
1. Onshore oil development, including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.
2. Commercial athletic clubs open to the general public. (Added by Ord. 3650, 6/15/87).

Sec. 35-233.6. Uses Permitted with a Minor Conditional Use Permit.
1. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)

Sec. 35-233.7. Performance Standards.
1. All activities, other than incidental loading and unloading, and other incidental handling, shall be conducted wholly within a completely enclosed building.
2. The volume of sound, measured during calm air conditions, generated by or resulting from any use, other than motor vehicles, operated in any lot shall not exceed fifty (50) decibels at any point along the boundary of or outside of the lot upon which such use is located.

3. The ground vibration generated by any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.

4. Except for the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.

5. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

**Sec. 35-233.8. Minimum Lot Size.**

Each lot shall have a minimum net lot area of one acre.

**Sec. 35-233.9. Setbacks for Buildings and Structures.**

1. Front:
   a. Eighty (80) feet from the centerline and fifty (50) feet from the right-of-way line of any street.
   b. From secondary interior streets of an industrial research park, twenty (20) feet from the right-of-way line of the street.

2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the street shall conform to the front setback of this district.

3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

**Sec. 35-233.10. Coverage.**

Not more than thirty-five (35) percent of the net area of the property shall be covered by buildings or structures.

**Sec. 35-233.11. Height Limit.**

No building or structure shall exceed a height of thirty-five (35) feet.
   As required in DIVISION 6, PARKING REGULATIONS.

Sec. 35-233.13. Landscaping.
1. Not less than thirty (30) percent of the net area of the property shall be landscaped.
2. All landscaping shall be in conformance with the approved Final Development Plan.
3. In addition, where any portion of a lot abuts a lot in a residential district, the first twenty (20) feet of the rear setback or the first five (5) feet of the side setback shall be landscaped and a masonry wall not less than six (6) feet in height shall be provided.
4. Installation and maintenance of said landscaping shall be guaranteed by performance securities as set forth in Sec. 35-289. (General Regulations).
Sec. 35-233A. M-S-GOL Service Industrial-Goleta
(Added by Ord. 4111, 7/20/93)

Sec. 35-233A.1. Purpose and Intent.

The purposes of this district are: 1) to provide for uses of a service and/or light industrial nature, particularly those related to manufacturing associated with small start-up businesses, the manufacturing of components of high technology firms and a variety of storage uses, which are less employee intensive than similar uses permitted in related zone districts; and 2) to limit employment levels to approximately 25 employees per acre in order to be consistent with the Airport Land Use Plan and to maintain acceptable levels of service on area roadways. The intent is to ensure that such uses are well designed and landscaped so as to be harmonious with surrounding areas. This District applies only within the Goleta Community Plan Area as identified in the Goleta Planning Area Land Use Map.

Sec. 35-233A.2. Preliminary Development Plan to be included in Application for Rezoning.

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

Sec. 35-233A.3. 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. 35-233A.4. Permitted Uses.

1. All uses permitted in the C-S Service Commercial zone district, except that limited manufacturing, assembling, processing and compounding of products shall be authorized as set forth in 14., below.

2. New or used automobile and machinery sales.

3. Automobile wrecking or junk yards.

4. Boat sales yard or building yard.

5. Building material manufacturing plant, including concrete mixing plant.

6. Community recycling facility.

7. Contractors’ equipment storage yard, or rental of equipment.

8. Irrigation pipe, supplies, sales and storage.

9. Lumber and building materials sales yard.

11. Storage yard or warehouse including mini-storage facilities.

12. Trailer*, automobile and truck rentals.

13. Vehicle parking or storage lot (automobile, bus, truck, cab).

14. Research and development, manufacturing, assembling, processing, compounding, and testing of products listed below, when the decision maker finds the development is consistent with the purpose and intent of this district:
   b. Drugs, pharmaceutical and chemicals.
   c. Electrical and electronic appliances and instruments and their components.
   d. Scientific instruments and equipment.
   e. Optical goods.

15. Any other use that the Planning Commission finds is of similar character to those enumerated in this section, is consistent with this district's purpose and intent and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property, or other similar causes.

16. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, including ancillary offices subordinate to the primary industrial or commercial uses consistent with the purpose and intent of this district.

Sec. 35-233A.5. Uses permitted with a Major Conditional Use Permit.

1. Swap meet.

Sec. 35-233A.6. Uses Permitted with a Minor Conditional Use Permit.

1. A residence, provided the residential use serves as a watchman’s quarters, and is secondary, as defined in DIVISION 2, DEFINITIONS, to a primary industrial or commercial use on the same lot.

Sec. 35-233A.7. Performance Standards.

1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.

2. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBL at or beyond any point along the property boundary upon which such use is located.

(*For the purpose of this section, the word "trailer shall include, in addition to the definition of trailer in DIVISION 2, DEFINITIONS, trailers used for carrying property.)
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.

4. No offensive odors or fumes, noxious gases, or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.

5. Except for that associated with the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.

6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-233A.8. Minimum lot size.
None.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any public street.

2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.

3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-233A.10. Height Limit.
No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-233A.11. Parking.
As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-233A.12. Landscaping/Screening.
1. Not less than ten (10) percent of the net lot area shall be landscaped.

2. All landscaping shall be in conformance with the approved Development plan.

3. All front property lines shall be landscaped with a minimum of a ten-foot wide planted area.
4. The first five (5) feet of any setback area abutting a lot in a residential district shall be landscaped and a masonry wall not less than six (6) feet shall be provided.

5. Outdoor storage areas shall be screened from view of any street by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than ten (10) feet to the street right-of-way line. The space between the wall or fence and the right of way line shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the County Board of Architectural Review to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature. Tree height may be reduced where height is restricted by the F Airport Approach Overlay District.

6. Installation and maintenance of said landscaping shall be guaranteed by performance securities as set forth in Sec. 35-289 (Landscape Plan).
Sec. 35-234. M-1 Light Industry.

Sec. 35-234.1. Purpose and Intent.
The purpose of this district is to provide areas exclusively for light industrial uses. The intent is to encourage sound industrial development by setting forth appropriate areas for these uses and to protect nearby residential, commercial, and industrial uses from hazards, noise, and other disturbances.

Sec. 35-234.2. Preliminary Development Plan to be Included in Application for Rezoning.
Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-234.3. 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. 35-234.4. Permitted Uses.
1. All uses permitted in the C-3 district except C-2 district and residential uses.
2. All uses permitted in the M-RP district.
3. Building material manufacturing plant, including concrete mixing plant.
4. Equipment storage yard. *(Amended by Ord. 4299, 3/24/98)*
5. Fuel yard.
6. Draying, freighting, or trucking yard or terminal.
7. Public works, public service or public utility service center or electrical substations.
8. Small boat building, not including ship building.
9. The following uses when conducted within a completely enclosed building:
a. The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper plastics, precious or...
semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.

c. The manufacture and maintenance of electrical and neon signs, commercial advertising structures, light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.

d. The manufacture of furniture.

e. Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire retreading or recapping, and battery manufacturing.

f. Blacksmith shop, machine shop, and punch presses excluding drop hammers.

g. Foundry casting of lightweight non-ferrous metal not causing noxious fumes or odors.

11. Any other light industrial use, building, or structure which the Planning Commission finds is of similar character to those enumerated in this section and is not injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, smoke, vibration, danger to life and property or other similar causes.

12. Non-Residential Child Care Centers, that are accessory and subordinate to uses permitted by this Section 35-234.4., for use by on-site employees of the development, when sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent parcels. (Added by Ord. 4063, 8/18/92)

13. Emergency Shelter. (Added by Ord. 4128, 11/16/93)

14. Buildings, structures, and uses accessory and customarily incidental to any of the above uses, not including retail sale by manufacturing enterprises.

15. Orchards, truck and flower gardens, raising of field crops, or other such agricultural uses as are permitted on any abutting parcel zoned for agricultural or residential uses. (Added by Ord. 4299, 3/24/98)

Sec. 35-234.5. Uses Permitted with a Major Conditional Use Permit.

1. Those uses specified as permitted uses in the C-2 district and which are accessory and incidental to existing industrial uses.

2. Onshore oil development including exploratory and production wells, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.
Sec. 35-234.6. Uses Permitted with a Minor Conditional Use Permit.
1. Certified Farmer's Market. (Added by Ord. 4087, 12/15/92)

Sec. 34-234.7. Performance Standards.
1. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBL 10 at or beyond any point along the property boundary upon which such use is located. However, in no case shall the volume of sound exceed sixty-five (65) dBL dn at the location of any nearby noise sensitive uses, as defined in the County Noise Element.

2. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.

3. No offensive odors or fumes, noxious gases, or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.

4. Except for the heating of buildings, there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles, located upon the lot.

5. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-234.8. Minimum Lot Size.
None.

Sec. 35-234.9. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.

2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the street shall conform to the front yard provisions of this district.

3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.
Sec. 35-234.10. Coverage.
   No more than fifty (50) percent of the net area of the property shall be covered by buildings and structures.

Sec. 35-234.11. Height Limit.
   No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-234.12. Parking.
   As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-234.13. Landscaping/Screening.
1. Not less than ten (10) percent of the net lot area shall be landscaped.
2. All landscaping shall be in conformance with the approved Development Plan.
3. The side and rear property lines shall be landscaped with a minimum of a five-foot wide planted area and the front property line shall be landscaped with a minimum of a 10-foot wide planted area.
4. Where any portion of a lot abuts a lot in a residential or commercial district, in addition to the five (5) foot wide planted area, a masonry wall not less than six (6) feet in height shall be provided along such abutting portion.
5. Outdoor storage areas shall be screened from view of any street by a wall or fence six (6) feet in height. Such wall or fence shall be located not closer than five (5) feet to the street right-of-way line. The space between the wall or fence and the street shall be landscaped. Areas where stored materials or equipment exceed a height of six (6) feet shall be landscaped by a row of trees of a type approved by the County Landscape Planner to provide continuous screening to an approximate height of not less than twenty (20) feet nor more than forty (40) feet when mature.
6. Installation and maintenance of said landscaping shall be guaranteed by performance securities as set forth in Sec. 35-289. (General Regulations).
Sec. 35-235. M-2 General Industry.

Sec. 35-235.1. Purpose and Intent.

The purpose of this district is to allow for all types of industrial uses while providing the level of review of projects that is necessary to ensure that adverse impacts will be minimized and that these uses will be compatible with surrounding properties.

Sec. 35-235.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-235.3. 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. 35-235.4. Permitted Uses.

With the exception of oil and gas marine terminals, all industrial uses are permitted except that the following uses are permitted subject to the issuance of a Major Conditional Use Permit pursuant to Sec. 35-315. (Conditional Use Permits):

1. Cement, lime or building materials manufacture or processing.
2. Chemical manufacture.
3. Distillation or reduction of bones.
4. Explosives manufacture or storage.
5. Fat rendering.
6. Fertilizer manufacture.
7. Fish cannery or packing plant.
8. Manufacture of artificial gas.
10. Smelting of ores.
11. Stockyard, feed lot or slaughter house.
12. Tannery.
15. Major electric transmission substation.
Sec. 35-235.5. Performance Standards.
1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed seventy-five (75) dBA 10 at or beyond any point along the property boundary upon which such use is located. However, in no case shall the volume of sound exceed sixty-five (65) dBA 10 at the location of any nearby noise sensitive uses, as defined in the County Noise Element.
3. Any generation of offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation and all activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-235.6. Minimum Lot Size.
None.

Sec. 35-235.7. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the side street shall conform to the front yard provisions of this district.
3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.

Sec. 35-235.8. Height Limit.
No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-235.9. Parking.
As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-235.10. Landscaping.
1. All front property lines shall be landscaped with a minimum of a five-foot wide planted area.
2. The first five (5) feet of any setback area abutting a lot in a residential or commercial district shall be landscaped and a masonry wall not less than six (6) feet in height shall be provided.
3. Installation and maintenance of said landscaping shall be guaranteed by performance securities as set forth in Sec. 35-289. (General Regulations).
Sec. 35-236. M-CR Coastal-Related Industry.
(Amended by Ord. 3939, 9/3/91)

Sec. 35-236.1. Purpose and Intent.

The purpose of this district is to provide for sites that are coastal-related industrial uses.
The intent is to provide standards and conditions that will ensure that environmental damage will be avoided or minimized to the maximum extent feasible. (Amended by Ord. 3939, 9/3/91)

Sec. 35-236.2. Processing.

1. No permits for any development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

2. In addition, for oil and gas development, no permits shall be issued except in conformance with an approved Exploration or Production Plan, as provided in Sec. 35-319. (Oil & Gas Plans) and the regulations of DIVISION 8, ENERGY FACILITIES.

Sec. 35-236.3. Permitted Uses.

1. Onshore oil and gas development including exploratory and production wells, separation facilities, pipelines, storage tanks, treatment and processing facilities, and truck terminals, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

2. Onshore facilities necessary for the exploration, development, production, processing, and/or transportation of offshore oil and gas resources subject to the regulations in DIVISION 8, ENERGY FACILITIES.

3. Onshore components of marine terminals required for waterborne shipments of crude oil or petroleum products subject to the regulations of DIVISION 8, ENERGY FACILITIES.


5. All types of agriculture and farming, as permitted in and subject to the regulations of the AG-II District (Sec. 35-217.).

Sec. 35-236.4. Uses Permitted with a Major Conditional Use Permit.

Dwellings for employees of the owner or lessee of the land engaged in a permitted use of the land upon which the dwelling is to be located.

Sec. 35-236.5. Minimum Lot Size.

None.

Sec. 35-236.6. Setbacks for Buildings and Structures.

1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the side street shall conform to the front yard
      provisions of this district.

3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50)
      feet.

Sec. 35-236.7. Height Limit.
No building or structure shall exceed a height of forty-five (45) feet.

Sec. 35-236.8. Parking.
As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-236.9. Landscaping/Screening.
1. Except for exploratory oil and gas drill sites, all property lines shall be landscaped with a
   minimum of a five (5) foot wide planted area. Where any portion of a lot abuts a lot in a
   residential or commercial district, in addition to the five (5) foot wide planted area, a
   masonry wall not less than six (6) feet in height shall be provided.

2. Except for exploratory oil and gas drill sites, outdoor storage areas shall be screened by a
   wall or fence six (6) feet in height. Such wall or fence shall be located not closer than five
   (5) feet to the street right-of-way line. The space between the wall or fence and the street
   shall be landscaped. Areas where stored materials or equipment exceed a height of six (6)
   feet shall be landscaped by a row of trees approved by the Planning and Development
   Department to provide continuous screening to an approximate height of not less than
   twenty (20) feet nor more than forty (40) feet when mature. (Amended by Ord. 3794, 01/09/90)
Sec. 35-237. MU-Mixed Use Zone District.

Sec. 35-237.1. Purpose and Intent.

The purpose of this district is to set forth provisions for areas in the County which may be suited for mixed use development (i.e., residential, commercial, and/or industrial) because of their unique or unusual size, shape, natural characteristics, or location in relation to existing or planned land uses of adjacent areas. The intent is to plan the area as a unit to ensure protection of these unique qualities and to allow flexibility in the location and arrangement of the residential, commercial and industrial development. To this end, the MU zone district is designed to set forth the minimum general standards for development and to encourage maximum cooperation between applicants and the County in determining the specific requirements of individual projects to ensure that the needs of the community as well as the unique characteristics of a site are addressed in the development plan.

Sec. 35-237.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-237.3. Processing.

No permits for any 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. 35-237.4. Permitted Uses.

The following uses shall be permitted individually or in combination consistent with the land use designation for a specific lot or lots on the Land Use Element Maps of the Comprehensive Plan:

1. All permitted uses in the Design Residential (DR) district.
2. All permitted uses in the Industrial/Research Park (M-RP) district.
3. The following uses when conducted within a completely enclosed building:
   a. The manufacture, compounding, processing, packaging, or treatment of bakery goods, candy, dairy products, and other food products but excluding such products as fish, meat, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils.
b. The manufacture, compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, textiles, tobacco, wood, yarns, and paint not employing a boiling process.

4. All permitted uses in the Professional and Institutional (PI) district.

5. All permitted uses in the Retail Commercial (C-2) district when conducted wholly within a completely enclosed building and excluding new and used automobile and machinery sales, automobile parking lot, and outdoor amusement enterprises, including miniature golf courses.

6. Only the following uses from the General Commercial (C-3) district shall be permitted: bakery, furniture repair and upholstery shop.

7. Recreational facilities, including but not limited to, tennis courts, racquetball courts, gymnasiums, swimming pools, playgrounds, and parks only for the private use of the residents and/or the employees of the commercial or industrial uses within the mixed use development.

8. Open space uses such as viewing areas, hiking, biking, and equestrian trails.

9. Single Room Occupancy Facility. (Added by Ord. 4128, 11/16/93)

10. Uses, buildings, and structures incidental, accessory and subordinate to permitted uses, subject to the provisions of this section.

Sec. 35-237.5. Uses Permitted with a Major Conditional Use Permit.

1. Where not otherwise permitted under the land use designation of the Comprehensive Plan Land Use Element maps, the following uses shall be allowed within a mixed use development that includes residential use: Convenience establishments of a commercial and service nature serving the day-to-day needs of residents and employees of the development such as food, drugs, and other incidentals. These convenience establishments shall not by reason of their location, construction, manner or timing of operations, signs, lighting, parking arrangements, or other characteristics adversely affect the land uses within or adjoining the development, or create traffic congestion or hazards to vehicular or pedestrian traffic.

2. Conjunctive use parking, subject to the provisions of Sec. 35-237.13. (MU-Parking).
Sec. 35-237.6. **Uses Permitted with a Minor Conditional Use Permit.** (Added by Ord. 4087, 12/15/92)

Sec. 35-237.7. **Findings for Approval.**
Approval of any Development Plan within the MU district shall be subject to the following findings:
1. The density and type of mixed use development is consistent with all applicable Comprehensive Plan policies and incorporates any other conditions specifically applicable to the parcels that are set forth in the Comprehensive Plan.
2. The mixed use development will not be detrimental to the health, safety, comfort, convenience, property values, and general welfare of the neighborhood.
3. The existing and proposed circulation is suitable and adequate to serve the proposed uses.
4. The buildings and structures are clustered to the maximum extent feasible to provide the maximum amount of contiguous open space.
5. The mixed use development will not adversely affect such necessary community services as traffic circulation, sewage disposal, fire protection, police protection, and water supply.
6. The proposed mixed uses are sited and designed to ensure the compatibility of the uses.

Sec. 35-237.8. **Lot Size/District Density.**
1. There is no minimum lot size.
2. The maximum density for each development shall comply with the land use designation on the Land Use Element maps of the Comprehensive Plan. Where no density is specified, the Planning Commission shall consider the development standards of the MU district (percent landscaping, building coverage, etc.) and the characteristics of the surrounding neighborhood in establishing the maximum density of the project.

Sec. 35-237.9. **Setbacks for Buildings and Structures.**
1. For the purposes of this section, where cluster residential development occurs, a street shall be defined as a public or private right-of-way providing access to five (5) or more dwelling units.
2. Setbacks shall be determined as part of the Preliminary and Final Development Plans as set forth below:
   a. Perimeter setbacks:
      Fifty (50) feet from any street centerline and twenty (20) feet from any property line. These setbacks may be modified by the Planning Commission as necessary to
provide adequate separation and open space between land uses on the site and on adjacent parcels.

b. Interior Setbacks:

Interior setbacks will be determined by the Planning Commission on a case by case basis based on the following criteria:

1) Adequate separation of different types of uses shall be maintained in order to avoid potential adverse impacts from one use on another due to noise, lighting, odors, vibration, and general nuisances.

2) Adequate separation of different types of uses shall be maintained to protect the aesthetic values of the site and of the individual uses, as well as to provide for adequate landscaping and screening.

3) In addition, siting of structures and land uses shall be based on the following factors: privacy, light, air, solar exposure, building configuration, avoidance of hazardous areas, and preservation of existing trees.

Sec. 35-237.10. Distance Required Between Buildings on the Same Building Site.

1. The minimum distance between a building designed or used for human habitation and any other building on the same building site shall be five (5) feet. (Amended by Ord. 3793, 01/09/90)

2. A minimum distance between two commercial and/or industrial buildings shall not be required but where a distance is provided it shall be a minimum of three (3) feet.

Sec. 35-237.11. Building Coverage.

A maximum of forty (40) percent of the total net area of the property may be covered by buildings.

Sec. 35-237.12. Height Limit.

No building or structure shall exceed a height of thirty-five (35) feet.

Sec. 35-237.13. Open Space and Landscaping.

1. A minimum of forty (40) percent of the net area of the property shall be devoted to common and private open space. Common open space may include recreational facilities such as picnic areas, swimming pools, tennis courts, etc., but shall not include laundry facilities or other non-recreational uses.

2. A landscaped strip at least ten (10) feet in width shall be maintained along the site’s perimeter.

3. Any driveway or uncovered parking area shall be separated from property lines by a landscaped strip not less than ten (10) feet in width.
4. A landscaped buffer shall be provided between residential and commercial and/or industrial portions of the development to ensure adequate screening, privacy, and noise reduction.


Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS.

In addition:

1. Uncovered parking areas shall be screened from all streets and any residential structures by hedges, dense plantings, solid fences, or walls at least four (4) feet in height. *(Amended by Ord. 4063, 8/18/92)*

2. Conjunctive use of parking spaces:
   a. For the purposes of this section, 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.
   b. A Major Conditional Use Permit shall be required for the conjunctive use of parking spaces, as provided in Sec. 35-315. (Conditional Use Permits). The Conditional Use Permit shall be subject to the following requirements:
      1) The applicant(s) shall demonstrate a need for such parking spaces required for the individual uses according to the parking regulations of this Article. The applicant(s) shall state the type of use(s) proposed, time periods of operation, and any other necessary information to demonstrate that the conjunctive use of parking spaces will not create traffic congestion or be detrimental to surrounding uses.
      2) In cases where the required number of parking spaces for individual uses differ, the parking requirement which is greater shall become effective.
      3) The applicant(s) shall submit a title report for the parcel proposed for conjunctive parking use and an agreement between the owners of record of the parcel and prospective users. Said agreement shall obligate the parcel for conjunctive parking use, clearly define the obligation of each party to the
agreement, and be recorded in the Santa Barbara County Recorder’s Office. The agreement shall provide that any modification to the terms of the agreement shall be subject to the Planning Commission approval.

4) Violation of the Conditional Use Permit shall be grounds for revocation of the conjunctive parking use.

**Sec. 35-237.15. Additional District Requirements.**

1. Areas for trash or outdoor storage shall be enclosed and screened in such a manner as to conceal all trash or stored material from public view, and be so located as to eliminate any negative impacts resulting from sound, visual, safety or odor to the residential portion of the development.

2. Playgrounds and other recreational areas shall be located in such a way as to ensure the safety of the residents of the development as well as to ensure that the recreational use does not interfere with the day-to-day operation of the commercial and industrial uses of the development.
Sec. 35-238. PU Public Works, Utilities and Private Service Facilities.
(Amended by Ord. 4085, 12/15/92)

Sec. 35-238.1. Purpose and Intent.
The purpose of this district is to provide areas for the siting of large scale public works, utilities and private service facilities appropriate for location in the PU district. This section shall not apply to local agencies exempted by Sec. 35-201. The intent is to provide adequate design requirements to ensure that such facilities are compatible with surrounding land uses. No permits for development of public works, utilities and private service facilities outside of the PU district shall be issued except in conformance with Sec. 35-314. (Land Use Permits) and Sec. 35-315. (Conditional Use Permits). (Amended by Ord. 4085, 12/15/92)

Sec. 35-238.2. Preliminary Development Plan to be Included in Application for Rezoning.
Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan as part of the application. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan may be incorporated into the rezoning ordinance.

Sec. 35-238.3. 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. 35-238.4. Permitted Uses.

1. Central plant facilities for domestic, commercial, industrial or recreational water production including onsite water wells, treatment and storage, including but not limited to, water systems, water treatment plants, water package plants or other similar facilities, proposed to serve 200 or more connections. (Added by Ord. 4085, 12/15/92)

2. Central plant facilities for sewage treatment, including but not limited to, wastewater treatment plants, wastewater package plants, reclamation facilities or other similar facilities, proposed to serve 200 or more connections. (Added by Ord. 4085, 12/1/92)

3. Operating bases and service centers for public utilities.


5. Major electric transmission substation.

6. All types of agriculture and farming as permitted in and subject to the limitations of the AG-II District, excluding feed lots.

7. Any other use which the Planning Commission finds similar to the uses listed above.

8. Uses, buildings, and structures accessory and customarily incidental to the above uses.
Sec. 35-238.5. Performance Standards.
1. Open storage of equipment and materials shall be permitted only in areas screened from view of surrounding lots.
2. The volume of sound, measured during calm air conditions, inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not exceed seventy (70) decibels at any point along the boundary of or outside of the lot upon which such use is located.
3. The ground vibration inherently and recurrently generated by or resulting from any use, other than motor vehicles, operated on any lot shall not be perceptible without instruments at any point along the boundary of or outside of the lot upon which such use is located.
4. No offensive odors or fumes, noxious gases or liquids, heat, glare, or radiation generated by or resulting from any use, other than motor vehicles or lighting fixtures, operated on any lot shall be detectable at any point along the boundary of or outside of the lot upon which such use is located.
5. Except for the heating of buildings there shall be no smoke or dust generated by or resulting from any use, other than motor vehicles located upon the lot.
6. All activities shall be conducted in such a manner so as not to be injurious to the health, safety, or welfare of persons residing or working in the neighborhood by reason of danger to life or property.

Sec. 35-238.6. Minimum Lot Size.
None.

Sec. 35-238.7. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side:
   a. Ten (10) feet.
   b. On corner lots, the side yard along the side street shall conform to the front yard provisions of this district.
3. Rear:
   a. Ten (10) feet.
   b. For any lot that has a rear boundary which abuts a lot zoned residential, fifty (50) feet.
Sec. 35-238.8. **Height Limit.**
No building or structure shall exceed a height of forty-five (45) feet. *(Amended by Ord. 4085, 12/15/92)*

Sec. 35-238.9. **Parking.**
As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-238.10. **Landscaping.**
1. All front property lines shall be landscaped with a minimum of a five-foot wide planted area.
2. The first five feet of any setback area abutting a lot in a residential or commercial district shall be landscaped and a masonry wall not less than six feet in height shall be provided.
Sec. 35-239. REC Recreation District.

Sec. 35-239.1. Purpose and Intent.

The purpose of this district is to provide open space for various forms of outdoor recreation of either a public or private nature. The intent is to encourage outdoor recreational uses which will protect and enhance areas which have both active and passive recreation potential because of their beauty and natural features. Such development should offer recreational uses which compliment and are appropriate to the area because of these features.

Sec. 35-239.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-239.3. Findings Required for Rezoning.

Except for existing public or private outdoor recreational areas as shown on the Comprehensive Plan Land Use Element Maps, no property shall be rezoned to the REC district unless the Board of Supervisors shall first make the following findings:

1. The level of facility development is in conformance with the environmental carrying capacity of the area to be rezoned, i.e., the proposed recreational activities are of the kind, intensity, and location to ensure protection of environmentally sensitive habitat resources.

2. The proposal conforms with all applicable policies in the Comprehensive Plan, including the Parks, Recreational and Trails (non-motorized) maps.

3. The proposed recreational activities are compatible with land uses on adjacent parcels.

4. The property contains not less than one acre.

Sec. 35-239.4. 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. 35-239.5. Permitted Uses.

1. Outdoor public and/or private recreational uses, e.g., parks, campgrounds, recreational vehicle accommodations, and riding, hiking, bicycling, and walking trails.

2. Golf courses.
3. Structures and facilities required to support the recreational activities, e.g., parking areas, water and sanitary facilities, boat launching facilities, ranger stations, and limited concession facilities.

4. Any other use which the Planning Commission determines to be similar in nature to the above uses, but not including fairgrounds, amusement parks, and large indoor recreational complexes.

Sec. 35-239.6. Uses Permitted with a Major Conditional Use Permit.
1. Swimming and tennis clubs, and country clubs.
2. Zoos.
3. Restaurants or snack bars provided such facilities are in conjunction with and accessory to the recreational use.
4. Public riding stables.
5. Trout farms.
6. Duck shooting, pistol or rifle ranges.
8. Onshore oil drilling and production operations as defined in and subject to the requirements of DIVISION 8, ENERGY FACILITIES.

9. Historical Parks pursuant to Section 35-292 (Amended by Ord. 3496, 3/4/85)

Sec. 35-239.7. Uses Permitted with a Minor Conditional Use Permit.
1. Residential structures for a caretaker. (Amended by Ord. 3992, 2/21/92)

Sec. 35-239.8. Development Standards.
1. In order to ensure recreational rather than residential use of overnight accommodations, the maximum period for individual occupancy of said facilities shall be thirty (30) days.

Sec. 35-239.9. Minimum Lot Size.
One (1) acre.

Sec. 35-239.10. Setbacks for Buildings and Structures.
1. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.
2. Side and Rear: Ten (10) feet from the side or rear property lines, except that: Twenty-five (25) feet from the boundaries of a residentially zoned lot.
3. Interior Lots: Ten (10) feet from all property lines.
Sec. 35-239.11. Coverage.
Not to exceed twenty (20) percent of the total net area of the property shall be covered by buildings or structures.

Sec. 35-239.12. Height Limit.
No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-239.13. Parking.
As provided in DIVISION 6, PARKING REGULATIONS.

Sec. 35-239.14. Landscaping.
1. Landscaping shall be installed and maintained in accordance with the approved Final Development Plan.
2. Where a lot is adjacent to a lot(s) zoned for residential use, landscaping, fences, and/or walls to screen facilities such as tennis courts, concession stands, restrooms, and other structures shall be provided. (Amended by Ord. 4063, 8/18/92)
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Sec. 35-240. RES Resource Management.

Sec. 35-240.1. Purpose and Intent.

The purpose of this district is to ensure protection of lands that are unsuited for intensive development and have one or more of the following characteristics:

1. Slopes in excess of 40 percent.
2. Valleys surrounded by slopes exceeding 40 percent.
3. Isolated table land surrounded by slopes exceeding 40 percent.
4. Areas with outstanding resource values, such as environmentally sensitive habitat areas and watershed areas.

The intent is to allow limited development in these areas due to the presence of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses such as grazing, scientific and educational study, and limited residential uses.

Sec. 35-240.2. 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. 35-240.3. Permitted Uses.

1. One single-family dwelling per legal lot.
2. One guest house subject to the provisions of Sec. 35-268 (General Regulations).
3. The non-commercial keeping of animals and poultry.
4. Agricultural grazing.

Sec. 35-240.4. Uses Permitted with a Major Conditional Use Permit.

1. Low intensity recreational uses such as summer camps, public riding stables, and hunting clubs.
2. Campgrounds with minimum facilities not including accommodations for recreational vehicles.
3. Limited facilities or developments for educational purposes or scientific research, e.g., water quality monitoring stations, access roads, storage facilities, etc.
4. Resource dependent uses such as mining and quarrying.
5. Aquaculture.
6. Onshore oil development, including exploratory and production wells, pipelines, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

7. New cultivated agriculture, vineyard or orchard use, without documented evidence showing that it is a legal conforming or legal non-conforming use within the previous ten-year historic period. (Amended by Ord. 3491, 9/10/91)

Sec. 35-240.5. Uses Permitted with a Minor Conditional Use Permit.
1. Artist's studio.
2. New or expanded areas of cultivated agriculture, vineyard, or orchard use which is documented to show evidence of historic legal conforming or legal non-conforming use within the previous ten-year historic period. (Amended by Ord. 3491, 9/10/91)

Sec. 35-240.6. Findings Required for Conditional Use Permit.
In addition to the findings required for approval of a Conditional Use Permit in Sec. 35-315., no Conditional Use Permit shall be approved unless the Planning Commission or Zoning Administrator also makes all of the following findings:
1. The project does not require extensive alteration of the topography.
2. The project does not cause erosion, sedimentation, runoff, siltation, or an identified significant adverse impact to downstream water courses or water bodies. (Amended by Ord. 3491, 9/10/91)
3. The project will not cause any significant adverse effect on environmentally sensitive habitat areas, plant species, or biological resources. (Amended by Ord. 3941, 9/10/91)

Sec. 35-240.7. Minimum Application Submittal Requirements for Conditional Use Permit.
In addition to the contents of the application required for Conditional Use Permits under Section 35-315.6, no application shall be accepted for processing unless accompanied by the following submittals:
1. A topographic map showing existing slopes, water courses, and types of vegetation on the property.
2. The location and specifications of all existing and proposed roads, terraces, and structures.
3. Application for new or expanded cultivation, orchard, or vineyard use shall include a Conservation/Grading Plan that:
   a. is reviewed and approved by the Resource Conservation District and meets all essential specifications as determined by the Soil Conservation Service.
   b. shows areas of 50% or greater slopes.
c. contains a crop production and cultivation plan for all agricultural operations to be conducted on the site, a description of mechanized equipment to be used; and for orchards and vineyards, a post-approval monitoring program. (Amended by Ord. 3941, 9/10/91)

Sec. 35-240.8. Minimum Lot Size.
Each lot shall have a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
<thead>
<tr>
<th>Zoning Symbol</th>
<th>Minimum Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>RES-40</td>
<td>40 acres</td>
</tr>
<tr>
<td>RES-100</td>
<td>100 acres</td>
</tr>
<tr>
<td>RES-320</td>
<td>320 acres</td>
</tr>
</tbody>
</table>

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)

Sec. 35-240.9. Setbacks for Buildings and Structures.
Fifty (50) feet from the centerline of any street and twenty (20) feet from the lot lines of the lot of which the building or structure is located.

Sec. 35-240.10. Height Limit.
No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-240.11. Minimum Distance Required Between Buildings on the Same Building Site.
Five (5) feet. (Amended by Ord. 3793, 01/09/90)

Sec. 35-240.12. Parking.
As provided in DIVISION 6, PARKING REGULATIONS.
Sec. 35-240A. MT-GOL Mountainous-Goleta.
(Added by Ord. 4111, 7/20/93)

Sec. 35-240A.1. Purpose and Intent.
The purpose of this zone district is to ensure protection of mountainous lands in the Goleta Planning Area that are unsuited for intensive development, while permitting reasonable use of these lands which have one or more of the following characteristics:
1. Slopes in excess of 40 percent.
2. Valleys surrounded by slopes exceeding 40 percent.
3. Isolated table land surrounded by slopes exceeding 40 percent.
4. Areas with outstanding resource values, such as environmentally sensitive habitat areas and watershed areas.

The intent is to allow only limited development in these areas due to the presence of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses such as grazing, scientific and educational study, limited residential and agricultural uses.

Sec. 35-240A.2. Processing.
No permits for development, including grading, shall be issued except in conformance with Sec. 35-314 (Land Use Permits).

Sec. 35-240A.3. Permitted Uses.
1. One single-family dwelling per legal lot.
2. One guest house subject to the provisions of Sec. 35-268 (General Regulations).
3. The keeping of animals and poultry.
4. Agricultural grazing.
5. Cultivated agriculture, vineyard, or orchard use where the average area of disturbance due to agricultural improvements occurs on slopes of forty (40) percent or less and on slopes greater than forty (40) percent where the cumulative area of disturbance (pre-existing and proposed) totals five (5) acres or less.

Sec. 35-240A.4. Uses Permitted with a Major Conditional Use Permit.
1. Low intensity recreational uses such as summer camps, retreats, public riding stables, and hunting clubs.
2. Campgrounds with minimum facilities not including accommodations for recreational vehicles.
3. Limited facilities or developments for educational purposes or scientific research, e.g., water quality monitoring stations, access roads, storage facilities, etc.

4. Resource dependent uses such as mining and quarrying.

5. Aquaculture.

6. Onshore oil development, including exploratory and production wells, pipelines, separation facilities, and their accessory uses, subject to the requirements set forth in DIVISION 8, ENERGY FACILITIES.

Sec. 35-240A.5. Uses Permitted with a Minor Conditional Use Permit.

1. Artist’s studio.

2. New or expanded areas of cultivated agriculture, vineyard, or orchard use on slopes greater than forty (40) percent where the cumulative disturbed area (pre-existing and proposed) on slopes greater than forty (40) percent exceeds five (5) acres.

3. Additional dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch upon which the dwelling is located provided:
   a. The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support such use, and
   b. The applicant provides proof of the full-time employment of the employees.

Sec. 35-240A.6. Findings Required for Conditional Use Permit.

In addition to the findings required for approval of a Conditional Use Permit in Sec. 35-315., no Conditional Use Permit shall be approved unless the Planning Commission or Zoning Administrator also makes all of the following findings:

1. The project does not cause significant erosion, sedimentation, runoff, siltation, or an identified significant adverse impact to downstream water courses or water bodies.

2. The project will not cause any significant adverse effect on environmentally sensitive habitat areas.

Sec. 35.240A.7. Minimum Application Submittal Requirements for Land Use Permit and Conditional Use Permit.

In addition to the contents of the application required for Land Use Permits under Section 35-314.3 and Conditional Use Permits under Section 35-315.6, no application shall be accepted for processing unless accompanied by the following submittals:

1. A topographic map showing existing slopes, water courses, and types of vegetation on the property.
2. The location and specifications of all existing and proposed roads, terraces, and structures.
3. Application for new or expanded cultivation, orchard, or vineyard use shall include a Conservation/Grading Plan that:
   a. is reviewed and approved by the Resource Conservation District and meets all essential specifications as determined by the Soil Conservation Service,
   b. shows areas of forty (40) percent or greater slopes, and
   c. contains a crop production and cultivation plan for all agricultural operations to be conducted on the site, a description of mechanized equipment to be used, and for orchards and vineyards, a post-approval monitoring program.

Sec. 35-240A.8. Minimum Lot Size.

Each lot shall have a minimum gross lot area as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map.

<table>
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<th>Minimum Lot Size</th>
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<td>MT-GOL-320</td>
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</table>

A dwelling may be located upon a smaller lot if such lot is shown as a legal lot either on a recorded subdivision or parcel map or is a legal lot as evidenced by a recorded certificate of compliance, except for fraction lots. (Amended by Ord. 4407, 9/12/00)


Fifty (50) feet from the centerline of any street and twenty (20) feet from the lot lines of the lot on which the building or structure is located.

Sec. 35-240A.10. Height Limit.

No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-240A.11. Minimum Distance Required Between Buildings on the Same Building Site.

Five (5) feet.

Sec. 35-240A.12. Parking.

As provided in DIVISION 6, PARKING REGULATIONS.
Sec. 35-241. MHP Mobile Home Planned Development.

Sec. 35-241.1. Purpose and Intent.

The purpose of the MHP district is to provide areas for mobile homes on non-permanent foundations in planned developments such as mobile home rental parks and mobile home statutory (air space) condominiums. The intent is to provide affordable housing opportunities which meet the needs of the community. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping design for mobile home developments.

Sec. 35-241.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-241.3. 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) and with Chapter 2, Mobile Home Parks Act, of Division 1, Title 25, of the California Code of Regulations. (Amended by Ord. 4087, 12/15/92).

Sec. 35-241.4. Permitted Uses.

(Amended by Ord. 3500, 04/01/85)

1. Mobile homes on non-permanent foundations located in either a mobile home park as defined in DIVISION 2, DEFINITIONS or mobile home statutory (air space) condominium developments.

2. Recreational facilities for the use of the residents of the development.

3. Uses, structures, and buildings customarily incidental and subordinate to the uses permitted in this district.

Sec. 35-241.5. Setbacks and Distance Between Mobile Home Units and Structures.

1. The following minimum setbacks for buildings and structures shall apply to the perimeters of a Mobile Home Park:

   a. Front: Fifty (50) feet from the centerline and twenty (20) feet from the right-of-way line of any street.

   b. Side and Rear: Fifteen (15) feet from the side or rear property lines of the Mobile Home Park.
2. Within Mobile Home Parks, the minimum distance required for the separation of a mobile home from a permanent building shall be ten (10) feet. The minimum distance required for the separation of a mobile home from any other mobile home shall be ten (10) feet from side to side, eight (8) feet from side to front or rear, and six (6) feet from rear to rear, or front to front, or front to rear, superseding Sec. 35-274. (General Setback Regulations). The following setbacks shall apply to mobile home sites. A mobile home shall be located a minimum of three (3) feet from all site lot lines except that:

a. A three (3) foot setback is not required from a site bordering a private street.

b. In Mobile Home Parks, or portions thereof, constructed prior to September 15, 1961, no mobile home shall be located closer than six feet from any permanent building or another mobile home (25 Cal. Code of Reg. § 1330., Location).

c. Freestanding awnings, carports, fences and windbreaks, storage cabinets and stairways may be installed within the setback area for a mobile home unit site. All other accessory buildings and structures shall maintain a minimum setback of three (3) feet from any mobile home site lot line, which does not border on a private street. (25 Cal. Code of Reg. § 1428., Location).

d. When a mobile home has projections including eave overhangs, the projections may intrude into the distance required for separation or setback provided that a minimum of six (6) feet separation is maintained between the edge of the projection and an adjacent mobile home, building, accessory structure or its projections. A minimum of three (3) feet shall be maintained from the mobile home projection and the adjacent lot line or property line. (25 Cal. Code of Reg. § 1330., Location).

(Added by Ord. 4087, 12/15/92)

Sec 35-241.6. Mobile Home Site Area Coverage.
Buildings and structures shall not occupy more than seventy-five (75) percent of each mobile home site. (25 Cal. Code of Reg. §1110., Occupied Area). (Amended by Ord. 4087, 12/15/92)

Sec. 35-241.7. Height Limit.
No building or structure shall exceed a height of twenty-five (25) feet.

Sec. 35-241.8. Parking.
In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Two parking spaces shall be provided for each mobile home site. Such parking spaces may be permitted on individual sites or one parking space may be provided on the individual
sites and the other parking space may be located in common parking areas located throughout the mobile home development.

2. Storage parking facilities for recreation vehicles (travel trailer, camper, etc.) shall be constructed at the ratio of one storage space for each five mobile home sites. Storage areas shall be screened by landscaping and fencing for security purposes. Minimum dimensions for each storage space shall be ten (10) feet by twenty (20) feet.

3. Common parking areas shall be located no closer than ten (10) feet to any mobile home site.

Sec. 35-241.9. Open Space and Landscaping.

1. A minimum of fifteen (15) percent of the gross area of the mobile home development shall be in common open space, which shall include a recreational area and facilities for the use of the residents of the development. Such facilities shall generally be provided in a central location and may include lawn and picnic areas, swimming pools, tennis courts, etc. Laundry facilities or other non-recreational uses shall not be included in the common open space. Improved sidewalks, walkways or paths shall link all mobile home sites to the recreational facilities. If the mobile home development is to be developed in phases, the open space/common recreation area must be developed during the first phase of construction.

2. In a mobile home condominium development, title to the common open space, common recreational amenities and private streets shall be conveyed to a non-profit association of all homeowners within the project area, or any other non-profit individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such common open space with anything except open space, non-commercial recreational facilities, common parking areas, and private streets.

3. Preservation and maintenance of all common open space, common recreational facilities, common parking areas, and private streets shall be the obligation of the individual or entity holding title to said areas.

4. Perimeter setback areas which are part of the common open space of the mobile home development shall be landscaped. Unsightly areas within the development such as common parking areas, trash storage areas, etc., shall be thoroughly screened by landscaping.

Sec. 35-241.10. Additional Requirements.

1. Skirting shall be required for all mobile homes.
Sec. 35-242. MHS Mobile Home Subdivision.

Sec. 35-242.1 Purpose and Intent.

The purpose of this district is to increase opportunities for affordable housing by establishing standards for the development of mobile home subdivisions. To this end, the intent of this MHS district is to provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need. The intent is also to ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for mobile home planned development.

Sec. 35-242.2. Preliminary Development Plan to be Included in Application for Rezoning.

Unless the Planning Commission expressly waives the requirement, an application for a rezoning to this district shall include a Preliminary Development Plan. Upon approval by the Board of Supervisors of the rezoning and Preliminary Development Plan, the Preliminary Development Plan shall be incorporated into the rezoning ordinance.

Sec. 35-242.3. Findings for Approval of Rezoning to the MHS District.

Prior to approving a rezoning to the MHS district, the Planning Commission and/or Board of Supervisors shall make the following findings:

1. That the proposed MHS development provides affordable housing opportunities, consistent with the stated purpose and intent of the MHS district.

2. That the MHS is located within an Urban Area, as designated in the Comprehensive Plan, and within reasonable access to employment opportunities, public transportation, commercial centers, and schools.

Sec. 35-242.4. Processing.

No permits for development including grading shall be issued except in conformance with an approved Final Development Plan as provided in Section 35-317. (Development Plans) and in Section 35-314. (Land Use Permits).

Sec. 35-242.5. Permitted Uses. (Amended by Ord. 3500, 04/01/85)

1. One mobile or modular home per legal lot. Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974 (42 U.S.C. § 5401 et seq.) and located on a permanent foundation system, subject to the provisions of Sec. 35-282. (General Regulations). (Amended by Ord. 4299, 3/24/98)

2. Recreational facilities for the use of the residents of the development, e.g., swimming pool, tennis courts, and playground equipment.
3. Home occupations subject to the provisions of Sec. 35-269. (General Regulations).

4. Uses, buildings, and structures customarily incidental to single-family dwellings, for exclusive use of the residents of the premises and their guests and not involving the maintenance of a commercial enterprise on the premises.

Sec. 35-242.6. District Density.
1. The minimum amount of land that may be developed for a MHS shall be one (1) acre, provided that this minimum land area is adequate to meet the requirements of the MHS district.

2. The maximum density of the MHS shall be seven (7) units per gross acre.

3. The minimum lot size for individual lots within the MHS shall be 4,000 square feet, with only one single-family dwelling permitted per lot. Every lot shall have a minimum width of fifty (50) feet and a minimum depth of eighty (80) feet.

Sec. 35-242.7. Setbacks for Buildings and Structures.
1. The following minimum setbacks shall apply to the perimeters of a MHS development:
   a. Front: Fifty (50) feet from the centerline or twenty (20) feet from the right-of-way line of any street.
   b. Side and Rear: Fifteen (15) feet from the side or rear property lines of any lot on which the MHS development is located.

2. The following minimum setbacks shall apply to interior lots within a MHS development:
   a. Front: Ten (10) feet from the front line of each lot,
   b. Side: Five (5) feet on each side of the building or structure, exclusive of awnings, etc., in width. Where the side yard abuts an access road, public parking area or walk, said yard shall not be less than ten (10) feet in width.
   c. Rear: Ten (10) feet.
   d. To maximize open space on individual lots, the side setback and minimum distance required between buildings may be modified by the Planning Commission to allow dwelling units to be located within one of the side yards, provided that the remaining side yard is equal to the sum of the two required side yards. Such modifications shall be subject to State of California approval to waive the minimum setback requirements of Title 25, California Administrative Code.

Sec. 35-242.8. Distance Required Between Buildings on the Same Building site.
The minimum distance between a building designed or used for human habitation and any other detached building shall be ten (10) feet.

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Sec. 35-242.9. Lot Coverage.

All buildings and structures shall not occupy more than sixty (60) percent of each single-family lot.

Sec. 35-242.10. Height Limit.

No building or structure shall exceed twenty-five (25) feet in height.

Sec. 35-242.11. Parking.

In addition to the requirements of DIVISION 6, PARKING REGULATIONS, the following regulations shall apply:

1. Two parking spaces shall be provided for each individual lot. Such parking spaces may be permitted on individual lots or one parking space may be provided on the individual lot and the other parking space may be located in common parking areas located throughout the MHS development.

2. Common parking areas shall be located no closer than ten (10) feet to any lot line.

3. Any carport or garage shall be set back a minimum of 15 feet from the front line of the lot on which it is located.


1. A minimum of fifteen (15) percent of the gross lot area shall be in common open space, which shall include a recreational area with facilities for the use of the residents of the development. Such facilities shall generally be provided in a central location and may include lawn and picnic area, swimming pools, tennis courts, etc. Laundry facilities or other non-recreational uses shall not be included in the common open space. Improved sidewalks, walkways or paths shall link all mobile home lots to the recreational facilities. If the MHS is to be developed in phases, the open space/community recreation area must be developed during the first phase of construction.

2. Title to the common open space, common recreational facilities, common parking areas, and private streets shall be conveyed to a non-profit association of all homeowners within the project area, or any other non-profit individual or entity on such reasonable terms and conditions as the Board of Supervisors may prescribe subject to conveying to the County of Santa Barbara the rights to develop such property with anything except open space, non-commercial recreational facilities, common parking areas, and private streets. Preservation and maintenance of all common open space, common recreational facilities, common parking areas, and private streets shall be the obligation of the individual or entity holding title to said areas.
3. Perimeter setback areas which are part of the common open space of the MHS shall be landscaped. Unsightly areas within the development such as common parking areas, trash storage areas, etc., shall be thoroughly screened by landscaping.

1. Tool shed and equipment storage structures shall be permitted on each lot but shall not be located in the front, side, or rear setback area.

2. Storage parking areas for recreational vehicles (travel trailers, campers, etc.) shall be provided at a ratio of one parking space per five residential lots. These areas shall be screened by landscaping and fences for aesthetic and security purposes.

3. The exterior design and finish of all buildings and structures within the MHS shall be compatible. For all buildings and structures, the Development Plan shall include the following: a description of the colors and finishes of exterior walls, roof lines, and other exterior design features determined by the County to be necessary for compatibility.

4. All mobile home developments shall be in compliance with the requirements of Title 25, California Administrative Code.
Sec. 35-243. OT - Old Town Districts.
(Added by Ord. 3567, 03/24/86)

Sec. 35-243.1. OT Old Town Residential, OT Old Town Residential/Commercial.
The purpose of the OT series of districts is to set standards for development and establish
guidelines for architectural continuity in areas that have unique historic neighborhood
characteristics. The intent is to protect and preserve the character of the neighborhood and the
architectural styles that have developed historically in these areas.

Sec. 35-243.2. OT-R/LC Old Town Residential/Light Commercial.

Sec. 35-243.2.1. Purpose and Intent.
The purpose of this district is to allow for residential and commercial uses, individually or
combined, in areas which contain predominantly single-family residences or are in close proximity
to single-family residential districts, to provide goods and services of a neighborhood commercial
nature, and to create a buffer area of low intensity commercial land uses combined with residential
land uses between areas of strictly residential and general commercial uses. The intent is to
maintain the existing mixture of residential and commercial uses, and to preserve the character and
architectural styles of the neighborhood areas.

Sec. 35-243.2.2. Processing.
1. No permits for development, including grading shall be issued, except in conformance with
   Sec. 35-314. (Land Use Permits).
2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000
   or more square feet in gross floor area or developments which total 10,000 square feet in
   size, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development
   Plans).
3. Prior to the issuance of any Land Use Permit for buildings or structures, all plans for new or
   altered buildings and structures shall be reviewed by the area Architectural Review
   Committee as to conformance with established design criteria, and subsequently shall be
   submitted for approval by the Board of Architectural Review as set forth in Sec. 35-329.
   (Architectural Review).
4. Prior to the issuance of any Land Use Permit for buildings or structures, all plans for new or
   altered buildings and structures shall be reviewed by the Road Division of the Public Works
   Department for frontage improvement conditions. As a condition to the issuance of a Land
   Use Permit for any building or structure, the owner or his agent shall dedicate rights of way
   and engineer and construct street pavement, curbs, gutters, and sidewalks on the street.
frontage of the property that are determined by the County Department of Public Works, Road Division to be reasonably related to the proposed use of the property.

Sec. 35-243.2.3. Permitted Uses.

1. Barber shop or beauty parlor.
2. Shoe sales and/or repair store.
3. Clothing store.
4. Professional and commercial offices.
5. Residential, as provided in Sec. 35-243.4.
6. Any other light retail business use which the Planning Commission finds is of similar character to those enumerated in this Section and is not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, dust, vibration, traffic congestion, danger to life and property, or other similar causes.

Areas designated as OT-LC are permitted all of the above uses with the exception of No. 5 (Residential).

Sec. 35-243.2.4. Uses Permitted with a Major Conditional Use Permit.

The following uses may be permitted provided the Planning Commission can make the findings as set forth in Article III, Section 35-315.6. (Findings):

a. Clinic.
b. Nursing home or rest home subject to the provisions of Section 35-315.11.
c. Library.
d. Church.
e. Club facilities.
f. Educational facilities, including nursery schools.
g. Museum.
h. Uses, buildings, and structures accessory and customarily incidental to the above uses.
i. Similar uses which the Planning Commission may determine to be of the same nature as the above uses and consistent with the character of the "Old Town" area.

Sec. 35-243.2.5. Uses Permitted with a Minor Conditional Use Permit.

1. Family day care when the number of children cared for exceeds twelve (12).
Sec. 35-243.2.6. Lot Size/Density

None, except that the maximum density for each lot containing only residential uses shall be specified by a number on the applicable Santa Barbara County Zoning Map and said number represents the number of dwelling units per gross acre permitted on such lot, as follows:

<table>
<thead>
<tr>
<th>District Designation</th>
<th>Dwelling Units Per Gross Acre</th>
<th>Gross Land Area Per Dwelling Unit</th>
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<td>87,120 (2 acres)</td>
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Sec. 35-243.2.7. Setbacks for Buildings and Structures.

1. Setbacks for buildings and structures containing only residential uses shall be as provided in Sec. 35-243.4.8. (OT-Residential).

2. Setbacks for buildings and structures containing commercial or commercial and residential uses shall be as follows:
Front: Ten (10) percent of the depth of the lot, not to exceed ten (10) feet; at least twenty-five (25) feet when abutting Old Town Residential (OT-R).

Side: None.

Rear: Ten (10) percent of the depth of said lot.

Sec. 35-243.2.8. Distance Required Between Buildings on the Same Building Site.

The minimum distance required between buildings on the same site shall be five (5) feet.

(Amended by Ord. 3793, 01/09/90)

Sec. 35-243.2.9. Building Coverage.

1. Lot coverage for buildings and structures containing only residential uses shall be as provided in Sec. 35-222.10. (Design Residential).

2. Not more than fifty-five (55) percent of the gross area shall be occupied by buildings and structures for lots with less than seventy-five (75) feet of frontage.

3. Not more than fifty (50) percent of the gross area shall be occupied by buildings and structures for lots with seventy-five (75) feet or more of street frontage.

Sec. 35-243.2.10. Height Limit.

1. No building containing only residential uses shall exceed a height of twenty five (25) feet.

2. No building or structure containing commercial or commercial and residential uses shall exceed a height of thirty-five (35) feet.

Sec. 35-243.2.11. Parking.

1. Parking requirements for buildings and structures containing only residential uses shall be as provided in DIVISION 6, PARKING REGULATIONS, and, in addition, for multi-family residential development, as provided in Section 35-222.12. (Design Residential).

2. Parking requirements for buildings and structures containing commercial uses shall be as provided in DIVISION 6, PARKING REGULATIONS.

3. Parking requirements for buildings containing both commercial and residential uses shall be as applicable to each use.

Sec. 35-243.2.12. Noise.

The volume of sound generated by any use on the property shall not exceed sixty-five (65) dBL dn at any point beyond the property boundary upon which such use is located.

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Sec. 35-243.2.13. Landscaping/Screening.

A Landscape Plan shall be submitted to and approved by the County Planning and Development Department with all proposals for development, except a single-family residence. All paring areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-243.3 OT-R/GC Old Town Residential/General Commercial.

Sec. 35-243.3.1. Purpose and Intent.

The purpose of this District is to allow for residential and commercial uses, individually or combined, especially in older urban areas where an "Old Town" atmosphere is to be maintained, and to provide for local business and commercial needs and services for the community while maintaining a residential quality in the area. The intent is to maintain a mixture of residential and commercial uses, and to preserve the character and architectural style of the neighborhood areas.

Sec. 35-243.3.2. Processing.

1. No permit for development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

2. Prior to the issuance of any Land Use Permit for buildings and structures which total 5,000 or more square feet in gross floor area or developments which total 10,000 square feet in size, a Final Development Plan shall be approved as provided in Sec. 35-317. (Development Plans).

3. Prior to the issuance of any Land Use Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by the area Architectural Review Committee as to conformance with established design criteria, and subsequently shall be submitted for approval by the Board of Architectural Review as set forth in Sec. 35-329. (Architectural Review).

4. Prior to the issuance of any Land Use Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by Road Division of the Public Works Department for frontage improvement conditions. As a condition to the issuance of a Land Use Permit for any building or structure, the owner or his agent shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of the property that are determined by the County Department of Public Works, Road Division, to be reasonably related to the proposed use of the property.
Sec. 35-243.3.3. Permitted Uses.

1. Barber shop or beauty parlor.
2. Shoe sales and/or repair store.
3. Clothing store.
4. Professional and commercial offices
5. Residential, as provided in Sec. 35-243.4. (Residential).
6. Any other light retail business use which the Planning Commission finds is of similar character to those enumerated in this Section and is not more injurious to the health, safety, or welfare or the neighborhood because of noise, odor, dust, vibration, traffic congestion, danger to life and property, or other similar causes.
7. All uses permitted in Sec. 35-225. (C-2 Retail Commercial) except that amusement enterprises shall not be permitted; however a maximum of four (4) video games may be permitted as an incidental adjunct to another commercial use.

Areas designated only as OT-GC are permitted all of the above uses with the exception of No. 5 (Residential).

Sec. 35-243.3.4. Uses Permitted with a Major Conditional Use Permit.

The following uses may be permitted provided the Planning Commission can make the findings as set forth in Article III, Section 35-315.8. (Findings):

a. Clinic.
b. Nursing home or rest home subject to the provisions of Section 35-315.11.
c. Library.
d. Church.
e. Club facilities.
f. Educational facilities, including nursery schools.
g. Museum.
h. Uses, buildings, and structures and customarily incidental to the above uses.
i. Similar uses which the Planning Commission may determine to be of the same nature as the above uses and consistent with the character of the zone.

Sec. 35-243.3.5. Uses Permitted with a Minor Conditional Use Permit.

1. Family day care when the number of children cared for does not exceed twelve (12).

Sec. 35-243.3.6. Lot Size/Density.

As provided in Sec. 35-243.2.6. (OT R/LC).
Sec. 35-243.3.7. Setbacks for Buildings and Structures.

1. Setbacks for buildings and structures containing only residential uses shall be as provided in Sec. 35-243.4.8. (OT-Residential).

2. Setbacks for buildings and structures containing commercial or commercial and residential uses shall be as follows:
   Front: Ten (10) percent of the depth of the lot, not to exceed ten (10) feet. At least twenty-five (25) feet when abutting Old Town Residential (OT-R).
   Side: None.
   Rear: Ten (10) percent of the depth of said lot.

Sec. 35-243.3.8. Distance Required Between Buildings on the Same Building Site.

The minimum distance required between buildings on the same site shall be five (5) feet.

(Amended by Ord. No. 3739, 01/09/90)

Sec. 35-243.3.9. Building Coverage.

1. Lot coverage for buildings and structures containing only residential uses shall be as provided in Sec. 35-222.10. (Design Residential).

2. Not more than fifty-five (55) percent of the gross area shall be occupied by buildings and structures for lots with less than seventy-five (75) feet of frontage.

3. Not more than fifty (50) percent of the gross area shall be occupied by buildings and structures for lots with seventy-five (75) feet or more of street frontage.

Sec. 35-243.3.10. Height Limit.

1. No building containing only residential uses shall exceed a height of twenty five (25) feet.

2. No building or structure containing commercial or commercial and residential uses shall exceed a height of thirty-five (35) feet.

Sec. 35-243.3.11. Parking.

1. Parking requirements for buildings and structures containing only residential uses shall be as provided in DIVISION 6, PARKING REGULATIONS, and, in addition, for multi-family residential development, as provided in Section 35-222.12. (Design residential).

2. Parking requirements for buildings and structures containing commercial uses shall be as provided in DIVISION 6, PARKING REGULATIONS.

3. Parking requirements for buildings containing both commercial and residential uses shall be as applicable to each use.
Sec. 35-243.3.12. Noise.

The volume of sound generated by any use on the property shall not exceed sixty-five (65) dB[L,dn at any point beyond the property boundary upon which such use is located.

Sec. 35-243.3.13. Landscaping/Screening.

A Landscape Plan shall be submitted to and approved by the County Planning and Development Department with all proposals for development, except a single-family residence. All parking areas shall be landscaped as required under DIVISION 6, PARKING REGULATIONS.

Sec. 35-243.4. OT-R Old Town Residential.

Sec. 35-243.4.1. Purpose and Intent.

The purpose and intent of this district is to allow single and multi-family residential uses in areas of unique historic character and to establish guidelines for architectural continuity in order to preserve the neighborhood characteristics of the area.

Sec. 35-243.4.2. Preliminary Development Plan to be Included in Application for Rezoning.

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

Sec. 35-243.4.3. Processing.

1. No permits for single-family residential development, including grading, shall be issued except in conformance with Sec. 35-314. (Land Use Permits).

2. No permits for multi-family residential 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). Modifications may be granted by the Planning Commission or Board of Supervisors pursuant to Sec. 35-317.8. (Development Plans).

3. Prior to the issuance of any Land Use Permit for buildings or structures, all plans for new or altered buildings and structures shall be reviewed by the area Architectural Review Committee as to conformance with established design criteria, and subsequently shall be submitted for approval by the Board of Architectural Review as set forth in Sec. 35-329. (Architectural Review.)

4. Prior to the issuance of any Land Use Permit for buildings and structures, all plans for new or altered buildings and structures shall be reviewed by the Road Division of the Public...
Works Department for frontage improvement conditions. As a condition to the issuance of a Land Use Permit for any such building or structure, the owner or his agent shall dedicate rights of way and engineer and construct street pavement, curbs, gutters, and sidewalks on the street frontage of the property that are determined by the County Department of Public Works, Road Division to be reasonably related to the proposed use of the property.

Sec. 35-243.4.4. Permitted Uses.

1. As provided in Sec. 35-222.4. (Design Residential) except that golf courses shall not be a permitted use.

Sec. 35-243.4.5. Uses Permitted with a Major Conditional Use Permit.

None.

Sec. 35-243.4.6. Uses Permitted with a Minor Conditional Use Permit.

1. Family day care in a residence, when the number of children cared for does not exceed twelve (12).

Sec. 35-243.4.7. Lot Size/Density.

As provided in Sec. 35-243.2.6.

Sec. 35-243.4.8. Setbacks for Buildings and Structures.

For the purposes of this section, where clustered residential development occurs, a street shall be defined as a public or private right-of-way providing access to five (5) or more dwelling units.

1. Front: Forty (40) feet from the centerline of the street and ten (10) feet from the right-of-way line of any street.

2. Side: Ten (10) feet.

3. Rear: Ten (10) feet.

Sec. 35-243.4.9. Distance Required Between Buildings on the Same Building Site.

The minimum distance between buildings designed or used for human habitation and any other building on the same building site shall be ten (10) feet.

Sec. 35-243.4.10. Lot Coverage.

A maximum of thirty (30) percent of the net area of the property may be covered by buildings containing dwelling units.

Sec. 35-243.4.11. Height Limit.

No building shall exceed a height of twenty-five (25) feet.
Sec. 35-243.4.12. Parking.

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS, and in addition, for multi-family residential development, as provided in Sec. 35-222.12. (Design Residential).

Sec. 35-243.4.13. Open Space and Landscaping.

As provided in Sec. 35-222.13. (Design Residential).


As provided in Sec. 35-222.14. (Design Residential).
Sec. 35-244. Reserved for a Future Zone.
Sec. 35-245. Reserved for a Future Zone.