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**Sec. 35-71. R-1/E-1 Single Family Residential.****Sec. 35-71.1. 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. 35-71.2. Processing.**

No permits for development, including grading, shall be issued except in conformance with Sec. 35-169. (Coastal Development Permits).

**Sec. 35-71.3. 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. 35-141 (General Regulations).
2. One guest house or artist studio subject to the provisions in Sec. 35-120. (General Regulations). (*Amended by Ord. 3790, 1/9/90*)
3. Home occupations subject to the provisions of Sec. 35-121. (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 Sec. 35-71-12.
7. Public parks, public playgrounds, and community centers.
8. One attached or detached residential second unit, subject to the provisions of Sec. 35-142 (Residential Second Units). (*Amended by City Ord. 03-07, 11/17/2003*)

## R-1/E-1

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9. 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. 35-71.4. Uses Permitted With a Major Conditional Use Permit.**

1. Commercial Kennels. *(Added by Ord. 4067, 8/18/92)*
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. *(Added by Ord. 4067, 8/18/92)*

### **Sec. 35-71.5. 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. 4067, 08/18/92)*
4. Private kennels. *(Added by Ord. 4067, 8/18/92)*

### **Sec. 35-71.6. 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 lot area, as indicated below for the symbol shown on the lot on the applicable Santa Barbara County Zoning Map. *(Amended by Ord. 4081, 12/15/92)*

<u>Zoning Symbol</u>	<u>Minimum Lot Size</u>	<u>Minimum Net Lot Width Ft.</u>
7-R-1	7,000 sq.ft. (net)	65
8-R-1	8,000 sq.ft. (net)	75
10-R-1	10,000 sq.ft. (net)	80
12-R-1	12,000 sq.ft. (net)	80
15-R-1	15,000 sq.ft. (net)	90
20-R-1	20,000 sq.ft. (net)	100
1-E-1	1 acre (gross)	120
2-E-1	2 acres (gross)	150
3-E-1	3 acres (gross)	210
5-E-1	5 acres (gross)	270

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.

**Sec. 35-71.7. 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. 3956, 2/21/92).*
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. 4081, 12/15/92).*
  - b. for lots zoned 3-E-1 or 5-E-1, in no case shall the required side yard be less than ten (10) feet nor more than twenty (20) feet. *(Amended by Ord. 4081, 12/15/92).*
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. 3956, 2/21/92)*

**Sec. 35-71.8. 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 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. 4298, 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. 3956, 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. 3956, 9/21/92)*

***Sec. 35-71.9. 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. 3839, 3/20/90)*

***Sec. 35-71.10. Height Limit.***

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

**Sec. 35-71.11. Parking.** (Amended by Ord. 4196, 5/16/95)

Parking shall be provided as specified in DIVISION 6, PARKING REGULATIONS. In addition, 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 vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular parcel. Additional requirements, identified in Division 15 (Montecito Community Plan Overlay District), exist for those parcels identified with the MON overlay zone.

**Sec. 35-71.12. Animals.**

1. Not to exceed one horse, mule, goat, cow, hog, 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 (3) 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 enclosure for large animals (e.g., paddock, corral) shall be located on a single legal lot having a gross area of less than 20,000 square feet. No portion of a stable, barn, or other enclosure for large animals 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) 10 feet from the side property lines. (Amended by Ord. 4298, 3/24/98)
3. There shall not be more than three (3) dogs permitted on any one lot.
4. Small animals (e.g., chickens, birds, ducks, rabbits, 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. 35-71.13. 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 F. 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)*

## APPENDIX F

### RECOMMENDED MAXIMUM ALLOWABLE FLOOR AREA

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 this appendix. 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.

The following maximum allowable floor area guidelines are applicable:

LOT SIZE	RECOMMENDED MAXIMUM ALLOWABLE FLOOR AREA
Less than 5,000 SF	1,600 SF
5,000 to 5,999 SF	1,600 SF + (0.3 x lot area over 5,000 SF)
6,000 to 6,999 SF	1,900 SF + (0.28 x lot area over 6,000 SF)
7,000 to 7,999 SF	2,180 SF + (0.25 x lot area over 7,000 SF)
8,000 to 8,999 SF	2,430 SF + (0.22 x lot area over 8,000 SF)
10,000 to 11,999 SF	2,830 SF + (0.14 x lot area over 10,000 SF)
12,000 to 14,999 SF	3,110 SF + (0.10 x lot area over 12,000 SF)
15,000 to 19,999 SF	3,410 SF + (0.05 x lot area over 15,000 SF)
20,000 SF and over	3,660 SF + (0.03 x lot area over 20,000 SF)

For purposes of these guidelines, lot size shall be measured as net lot area, exclusively of any portion of that lot that is within an access easement or public right-of-way that provides vehicular access. Floor area shall be the amount of area in square feet measured from the outer wall surface of all exterior walls that enclose the building, excluding a 440 SF allowance for a garage for residences under 3,000 SF and a 650 SF allowance for a garage for residences of 3,000 SF and larger.