

ATTACHMENT 6: COUNTY LUDC ORDINANCE AMENDMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING ARTICLE 35.1, DEVELOPMENT CODE APPLICABILITY, ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES, ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, ARTICLE 35.8, PLANNING PERMIT PROCEDURES, AND ARTICLE 35.11, GLOSSARY, TO IMPLEMENT THE GAVIOTA COAST PLAN AND MAKE OTHER MINOR CLARIFICATIONS, CORRECTIONS AND REVISIONS.

Case No. 13ORD-00000-00006

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Table 1-1 Zones, of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, to read as follows:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
Agricultural Zones		
AG-I	Agricultural I	35.21
AG-II	Agricultural II	
Resource Protection Zones		
MT-GOL	Mountainous - Goleta	35.22
MT-TORO	Mountainous - Toro Canyon	
RMZ	Resource Management	
Residential Zones		
RR	Rural Residential (Coastal Zone) Residential Ranchette (Inland area)	35.23
E-1	Single Family Estate Residential	
R-1	Single Family Residential	
EX-1	One-Family Exclusive Residential	
R-2	Two-Family Residential	
DR	Design Residential	
MR-O	Multi-Family Residential - Orcutt	
PRD	Planned Residential Development	
SLP	Small-Lot Planned Development	
SR-M	Medium Density Student Residential	
SR-H	High Density Student Residential	
MHP	Mobile Home Planned Development	
MHS	Mobile Home Subdivision	
Commercial Zones		
C-1	Limited Commercial	35.24
C-2	Retail Commercial	
C-3	General Commercial	
CH	Highway Commercial	
CM-LA	Community Mixed Use - Los Alamos	

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
CS	Service Commercial	
C-V	Resort/Visitor-Serving Commercial	
PI	Professional and Institutional	
SC	Shopping Center	

Industrial Zones

M-RP	Industrial Research Park	35.25
M-1	Light Industry	
M-2	General Industry	
M-CR	Coastal-Related Industry	
M-CD	Coastal-Dependent Industry	

Special Purpose Zones

MU	Mixed Use	35.26
NTS	Naples Townsite	
OT-R (1)	Old Town-Residential (1)	
OT-R/LC	Old Town - Residential/Light Commercial	
OT-R/GC	Old Town - Residential/General Commercial	
PU	Public Utilities	
REC	Recreation	
TC	Transportation Corridor	

Overlay Zones

AH	Affordable Housing	35.28
ARC	Agriculture Residential Cluster	
CVC	Critical Viewshed Corridor	
F	Airport Approach	
CA	Carpinteria Agricultural	
D	Design Control	
ESH-GAV	Environmentally Sensitive Habitat - Gaviota Coast	
ESH-GOL	Environmentally Sensitive Habitat - Goleta	
ESH-MC	Environmentally Sensitive Habitat - Mission Canyon	
ESH-TCP	Environmentally Sensitive Habitat - Toro Canyon	
FA	Flood Hazard	
GM	Growth Management	
HC	Highway 101 Corridor	
HWMF	Hazardous Waste Management Facility	
PA-OTO	Pedestrian Area - Old Town Orcutt	
RC-GOL	Riparian Corridor - Goleta	
SC-MC	Scenic Corridor - Mission Canyon	
SF	Single Family Restricted	
SD	Site Design	
VC	View Corridor	

Community Plan Overlay Zones

<u>GAV</u>	<u>Gaviota Coast Plan</u>	<u>35.28.210</u>
GOL	Goleta	35.200 <u>35.28.210</u>
LA	Los Alamos	35.240 <u>35.28.210</u>
ORC	Orcutt	35.300 <u>35.28.210</u>
<u>SYV</u>	<u>Santa Ynez Valley</u>	<u>35.28.210</u>
SUM	Summerland	35.340 <u>35.28.210</u>
TCP	Toro Canyon Plan	35.360 <u>35.28.210</u>

Notes:

- (1) Although the OT-R zone (Old Town-Residential) is included within the Special Purpose Zones table, it is still considered a residential zone as this term is applied within this Development Code

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete existing Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, and to replace with the following new Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones, to read as follows:

Table 2-1 Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u>	Allowed use, no permit required (Exempt)	
	<u>P</u>	Permitted use, Land Use Permit required (2)	
	<u>MCUP</u>	Minor Conditional Use Permit required	
	<u>CUP</u>	Conditional Use Permit required	
	<u>ZC</u>	Zoning Clearance required	
	<u>S</u>	Permit determined by Specific Use Regulations	
	<u>—</u>	Use Not Allowed	
LAND USE (1)	PERMIT REQUIRED BY ZONE		Specific Use Regulations
	AG-I	AG-II	

AGRICULTURAL, MINING, & ENERGY FACILITIES

<u>Agricultural accessory structure</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Agricultural processing - On-premise products</u>	<u>P</u>	<u>P (3)</u>	35.42.040
<u>Agricultural processing - Off-premise products</u>	<u>—</u>	<u>CUP (3)</u>	35.42.040
<u>Agricultural processing - Extensive</u>	<u>—</u>	<u>CUP (4)</u>	35.42.040
<u>Animal keeping (except equestrian facilities, see RECREATION)</u>	<u>S</u>	<u>S</u>	35.42.060
<u>Aquaculture</u>	<u>—</u>	<u>CUP</u>	35.42.070
<u>Aquaponics</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Cultivated agriculture, orchard, vineyard</u>	<u>E</u>	<u>E</u>	
<u>Grazing</u>	<u>E</u>	<u>E</u>	
<u>Greenhouse</u>	<u>P</u>	<u>P (6)</u>	35.42.140
<u>Mining - Agricultural soil export</u>	<u>—</u>	<u>MCUP</u>	35.82.160
<u>Mining, extracting & quarrying of natural resources, not including gas, oil & other hydrocarbons</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Mining- Surface, less than 1,000 cubic yards (7)</u>	<u>P</u>	<u>P</u>	35.82.160
<u>Mining- Surface, 1,000 cubic yards or more</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Oil and gas uses</u>	<u>S</u>	<u>S</u>	35.5
<u>Utility-scale photovoltaic facilities</u>	<u>—</u>	<u>CUP</u>	35.59
<u>Winery</u>	<u>S</u>	<u>S</u>	35.42.280

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

<u>Composting facility</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.100
<u>Composting (small scale)</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Fertilizer manufacturing</u>	<u>—</u>	<u>CUP (4)</u>	
<u>Firewood processing and sales</u>	<u>—</u>	<u>S (5)</u>	35.21.060
<u>Lumber processing, milling (small scale)</u>	<u>—</u>	<u>S (5)</u>	35.21.060

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

<u>Country club</u>	<u>CUP</u>	<u>CUP</u>	
<u>Equestrian facilities</u>	<u>CUP</u>	<u>P (8)</u>	
<u>Fairgrounds</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf course</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf driving range</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, public or private</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, religious</u>	<u>CUP</u>	<u>CUP</u>	
<u>Museum</u>	<u>CUP</u>	<u>CUP</u>	
<u>Rural recreation</u>	<u>—</u>	<u>CUP (8)</u>	35.42.240
<u>School</u>	<u>CUP</u>	<u>CUP</u>	
<u>School - Business, professional or trade</u>	<u>CUP</u>	<u>CUP</u>	
<u>Sports and outdoor recreation facilities</u>	<u>CUP</u>	<u>CUP</u>	

Key to Zone symbols

AG-I	Agriculture I	AG-II	Agriculture II
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35.21.030.C](#).
- (3) See [Section 35.42.070.C](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (4) Use limited to areas designated on the Land Use Element Maps with the "Agricultural Industry overlay."
- (5) Limited to locations within the Gaviota Coast Plan area.
- (6) See [Section 35.42.140.C](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (7) On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, then a CUP is required.
- (8) See [Section 35.42.240.D](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u> <u>Allowed use, no permit required (Exempt)</u> <u>P</u> <u>Permitted use, Land Use Permit required (2)</u> <u>MCUP</u> <u>Minor Conditional Use Permit required</u> <u>CUP</u> <u>Conditional Use Permit required</u> <u>ZC</u> <u>Zoning Clearance required</u> <u>S</u> <u>Permit determined by Specific Use Regulations</u> <u>=</u> <u>Use Not Allowed</u>		
<u>LAND USE (1)</u>	<u>PERMIT REQUIRED BY ZONE</u>		<u>Specific Use Regulations</u>
	<u>AG-I</u>	<u>AG-II</u>	

RESIDENTIAL USES

<u>Agricultural employee housing, 4 or fewer employees</u>	<u>P</u>	<u>P</u>	35.42.030
<u>Agricultural employee housing, 5 or more employees</u>	<u>CUP</u>	<u>CUP</u>	35.42.030
<u>Artist studio</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Dwelling, one-family (3)</u>	<u>P</u>	<u>P</u>	
<u>Farmworker dwelling unit</u>	<u>P</u>	<u>P</u>	35.42.135
<u>Farmworker housing complex</u>	<u>P</u>	<u>CUP</u>	35.42.135
<u>Guesthouse</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Home occupation</u>	<u>P</u>	<u>P</u>	35.42.190
<u>Incentive dwelling unit</u>	<u>=</u>	<u>P (4)</u>	35.28.210
<u>Monastery</u>	<u>CUP</u>	<u>CUP</u>	
<u>Residential accessory uses and structures</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Residential second unit - attached (5)</u>	<u>P</u>	<u>P</u>	35.42.230
<u>Residential second unit - detached (5)</u>	<u>P</u>	<u>P</u>	35.42.230
<u>Special care home, 7 or more clients</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090

RETAIL TRADE

<u>Agricultural product sales</u>	<u>P</u>	<u>P (6)</u>	35.42.050
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SERVICES

<u>Cemetery</u>	<u>CUP</u>	<u>CUP</u>	
<u>Charitable or philanthropic organization</u>	<u>CUP</u>	<u>CUP</u>	
<u>Large family day care home</u>	<u>P</u>	<u>P</u>	35.42.090
<u>Small family day care home</u>	<u>E</u>	<u>E</u>	35.42.090
<u>Day care center, Non-residential</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Day care center, Residential</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Lodging - Guest ranch</u>	<u>=</u>	<u>CUP (7)</u>	
<u>Lodging - Hostel</u>	<u>=</u>	<u>CUP</u>	35.42.240
<u>Mausoleum</u>	<u>CUP</u>	<u>CUP</u>	
<u>Medical services - Animal hospital</u>	<u>MCUP</u>	<u>P</u>	35.42.250
<u>Mortuary, accessory to cemetery</u>	<u>CUP</u>	<u>CUP</u>	35.42.120

Key to Zone Symbols

<u>AG-I</u>	<u>Agriculture I</u>	<u>AG-II</u>	<u>Agriculture II</u>
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) One-family dwelling may be a mobile home on a permanent foundation, see Section [35.42.205](#).
- (4) Limited to locations within the Gaviota Coast Plan area; see Section [35.28.210.I](#).
- (5) Limited to specific locations. See the limitations on location for the use in [Chapter 35.42 \(Standards for Specific Land Uses\)](#).
- (6) See Section [35.42.050.E](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.
- (7) See Section [35.42.240.D](#) for special permit requirements and development standards that apply within the Gaviota Coast Plan area.

Table 2-1 - Continued Allowed Land Uses and Permit Requirements for Agricultural Zones	<u>E</u>	Allowed use, no permit required (Exempt)	
	<u>P</u>	Permitted use, Land Use Permit required (2)	
	<u>MCUP</u>	Minor Conditional Use Permit required	
	<u>CUP</u>	Conditional Use Permit required	
	<u>ZC</u>	Zoning Clearance required	
	<u>S</u>	Permit determined by Specific Use Regulations	
	<u>=</u>	Use Not Allowed	
<u>LAND USE (1)</u>	<u>PERMIT REQUIRED BY ZONE</u>		Specific Use Regulations
	<u>AG-I</u>	<u>AG-II</u>	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

<u>Agricultural product transportation facility</u>	<u>=</u>	<u>CUP</u>	35.42.040.B.2
<u>Airport, public</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, private and temporary</u>	<u>CUP</u>	<u>CUP</u>	
<u>Drainage channel, water course, storm drain, less than 20,000 sf</u>	<u>P</u>	<u>P</u>	
<u>Drainage channel, water course, storm drain, 20,000 sf or more</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical substation - Minor (3)</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical transmission line (4)</u>	<u>CUP</u>	<u>CUP</u>	
<u>Flood control project, less than 20,000 sf total area (4)</u>	<u>P</u>	<u>P</u>	
<u>Flood control project, 20,000 sf or more total area (4)</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Heliport</u>	<u>CUP</u>	<u>CUP</u>	
<u>Pipeline - Oil or gas</u>	<u>P</u>	<u>P</u>	35.5
<u>Public utility facility</u>	<u>CUP</u>	<u>CUP</u>	
<u>Public works or private service facility</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Road, street, less than 20,000 sf total area</u>	<u>P</u>	<u>P</u>	
<u>Road, street, 20,00 sf or more total area</u>	<u>P</u>	<u>P</u>	
<u>Telecommunications facility</u>	<u>S</u>	<u>S</u>	35.44
<u>Wind turbines and wind energy systems</u>	<u>S</u>	<u>S</u>	35.57

WATER SUPPLY & WASTEWATER FACILITIES

<u>Onsite Wastewater Treatment System, individual, alternative</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Onsite Wastewater Treatment System, individual, conventional</u>	<u>E</u>	<u>E</u>	
<u>Onsite Wastewater Treatment System, individual, supplemental</u>	<u>E</u>	<u>E</u>	
<u>Pipeline - Water, reclaimed water, wastewater</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, less than 50,000 sf of total development</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, 50,000 sf or more of total development</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Wastewater treatment facility, less than 200 connections</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water diversion project</u>	<u>P</u>	<u>P</u>	
<u>Water extraction, commercial</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water system with 1 connection</u>	<u>E</u>	<u>E</u>	
<u>Water system with 2 to less than 5 connections</u>	<u>P</u>	<u>P</u>	
<u>Water system with 5 or more connections</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Water well, agricultural</u>	<u>E</u>	<u>E</u>	

Key to Zone Symbols

<u>AG-I</u>	<u>Agriculture I</u>	<u>AG-II</u>	<u>Agriculture II</u>
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Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) [Development Plan approval](#) may also be required; see [Section 35.21.030.C](#).
- (3) Use is subject to the standards of the PU zone.

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend to Section 35.21.050, Agricultural Zones Development Standards, of Chapter 35.21, Agricultural Zones, to add a new Subsection D to read as follows:

D. Development standard for agricultural cultivation located in the Gaviota Coast Plan area.
Agricultural cultivation, such as the installation of new areas of cultivated agriculture, orchards or

vineyards, located on slopes of 30 percent or greater on agriculturally zoned lands shall adhere to the best management practices in the Steep Slope Guidelines, Gaviota Coast Plan Appendix D, to ensure slope stabilization, soil conservation, and water quality control.

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend of Chapter 35.21, Agricultural Zones, to add a new Section 35.21.060 titled “Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan area”, read as follows:

Section 35.21.060 - Permit Requirements and Development Standards for Specific Land Uses in the Gaviota Coast Plan area.

- A. Purpose and intent.** This Section determines the type of planning permit required for the specific land uses listed below, and provides development standards and structure size limitations related to the intensity of the land use. The intent is to provide for flexibility in the development of uses that are individually and cumulatively accessory to, supportive of, and subordinate to the primary agricultural use of the property while promoting orderly development of these uses within the Gaviota Coast Plan area, and to ensure their compatibility with surrounding land uses in order to protect the public health and safety, and prevent impacts to natural, cultural, and visual resources. The cumulative uses on any premises shall be incidental and subordinate to the agriculture activity located on the premises.
- B. Applicability.** The requirements of this Section 35.21.060 (Permit Requirements and Development Standards for Specific Uses in the Gaviota Coast Plan Area) apply to applications for development of land uses that are that are proposed to be located on property zoned Agricultural II (AG-II) within the Gaviota Coast Plan area.
- C. Specific land uses.** A land use and/or activity addressed by this Section shall comply with the provisions of each subsection applicable to the specific use in addition to all other applicable provisions of this Development Code.
- 1. Aquaponics (closed system).**
- a. An Aquaponics system may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.
- (1) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- b. An Aquaponics system (closed) that does not comply with the development standards in Subsection C.1.a, above, may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits).
- 2. Composting (small scale).**
- a. A composting (small scale) operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.
- (1) The feedstock for the composting operation originates from onsite.
- (2) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- (3) There is no more than 500 cubic yards of compost on-site at any one time.

- (4) No more than 1,000 cubic yards of compost sold or given away annually.
- (5) The compostable material may also include up to 10 percent food matter.
- (6) Compost piles shall not exceed 12 feet in height.
- (7) The operator of the Composting (small scale) operation shall maintain and follow an odor abatement plan per Santa Barbara County Air Pollution Control District guidance.
- (8) The operation shall be located a minimum of 200 feet from any adjacent lot and 300 feet from any dwelling located on an adjacent lot.
 - (a) The applicable setback does not apply if the adjacent lot is under the same ownership as the lot that the operation is located on.
 - (b) The operation shall be considered to comply with these setback requirements, and shall not be considered nonconforming, if, after the operation commences production, a dwelling is constructed on an adjacent lot that is not under the same ownership as the lot that the operation is located on and the location of the dwelling is within the setback distance specified above.

b. A composting (small scale) operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.

- (1) All of the material used in the operation shall originate within Santa Barbara County.
- (2) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- (3) There is no more than 500 cubic yards of compost on-site at any one time.
- (4) No more than 1,000 cubic yards of compost sold or given away annually.
- (5) The compostable material may also include up to 10 percent food matter.
- (6) Compost piles shall not exceed 12 feet in height.
- (7) The operator of the Composting (small scale) operation shall maintain and follow an odor abatement plan per Santa Barbara County Air Pollution Control District guidance.
- (8) The operation is in compliance Section 35.28.070 (Critical Viewshed Corridor (CVC) Overlay), if applicable.
- (9) The operation shall be located a minimum of 200 feet from any adjacent lot and 300 feet from any dwelling located on an adjacent lot.
 - (a) The applicable setback does not apply if the adjacent lot is under the same ownership as the lot that the operation is located on.
 - (b) The operation shall be considered to comply with these setback requirements, and shall not be considered nonconforming, if, after the operation commences production, a dwelling is constructed on an adjacent lot that is not under the same ownership as the lot that the operation is located on and the location of the dwelling is within the setback distance specified above.

3. Firewood processing and sales.

a. Firewood processing and sales may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the activity complies with the following development standards.

- (1) All of the material used in the Firewood processing and sales operation shall originate from the premises where the processing occurs.

- (2) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (3) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (4) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (5) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for export of plant material.
 - (6) Firewood processing and sales operations shall be in compliance with Section 35.28.100 (Environmentally Sensitive Habitat Area Overlay Zone) and Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.
 - (7) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lots(s) or adjacent lot(s).
- b. Firewood processing and sales may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.
- (1) Firewood from offsite sources shall be limited to no more than 49 percent of the total volume of firewood processed on the facility premises.
 - (2) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (3) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (4) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (5) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.
 - (6) Firewood processing and sales operations shall be in compliance with Section 35.28.100 (Environmentally Sensitive Habitat Area Overlay Zone) and Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.
 - (7) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lots(s) or adjacent lot(s).
- c. Firewood processing and sales operations that do not comply with the development standards in Subsection C.3.a or Subsection C.3.b, above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.
 - (c) The operation will be in compliance with Section 35.28.100 (Environmentally Sensitive Habitat Area Overlay Zone) and Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.

4. Lumber processing, milling (small scale).

- a. Lumber processing and milling may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the activity complies with the following development standards.
- (1) All of the material used in the lumber processing, milling operation shall originate within Santa Barbara County.
 - (2) Lumber from offsite sources shall be limited to no more than 49 percent of the total volume of lumber processed on the facility premises.
 - (3) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (4) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (5) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (6) The operation shall be in compliance with the Agricultural Commissioner's Guidelines for import and export of plant material.
 - (7) Lumber processing and milling operations shall be in compliance with Section 35.28.100 (Environmentally Sensitive Habitat Area Overlay Zone) and Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.
- b. Lumber processing and milling operations that do not comply with the development standards in Subsection C.4.a, above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.
 - (c) The operation will be in compliance with Section 35.28.100 (Environmentally Sensitive Habitat Area Overlay Zone) and Article IX (Deciduous Oak Tree Protection and Regeneration) of Chapter 35 of the County Code.

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.22.020, Purposes of Resource Protection Zones, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.020 - Purposes of the Resource Protection Zones

~~The purposes of the individual Resource Protection zones and the manner in which they are applied to the Inland area and the Coastal Zone of the county are as follows:~~

- A. ~~MT-GOL (Mountainous - Goleta) zone. The MT-GOL zone is applied to protect mountainous lands in the Goleta Planning Area that are unsuited for intensive development, and that consist of:~~
1. ~~Slopes in excess of 40 percent; or~~
 2. ~~Valleys surrounded by slopes exceeding 40 percent; or~~
 3. ~~Isolated table land surrounded by slopes exceeding 40 percent; or~~

- ~~4. Areas with outstanding resource values, such as environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses including grazing, scientific and educational study, limited residential and agricultural uses.~~

~~**B. MT-TORO (Mountainous - Toro Canyon) zone.** The MT-TORO zone is applied to protect mountainous lands in the Toro Canyon area that are unsuited for intensive development, and that consist of:~~

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

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints and to encourage the preservation of these areas for uses such as watershed protection, scientific and educational study, and limited residential uses.~~

~~**C. RMZ (Resource Management) zone.** The RMZ zone is applied to protect lands that are unsuited for intensive development and that have:~~

- ~~1. Slopes in excess of 40 percent; or~~
- ~~2. Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. Isolated table land surrounded by slopes exceeding 40 percent; or~~
- ~~4. Areas with outstanding resource values, including environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.~~

~~The purpose of the MT-GAV (Mountainous - Gaviota), MT-GOL (Mountainous - Goleta), MT-TORO (Mountainous - Toro Canyon), and RMZ (Resource Management) zones is to protect lands that are unsuited for intensive development and that have:~~

- ~~1. Slopes in excess of 40 percent; or~~
- ~~2. Valleys surrounded by slopes exceeding 40 percent; or~~
- ~~3. Isolated table land surrounded by slopes exceeding 40 percent; or~~
- ~~4. Areas with outstanding resource values, including environmentally sensitive habitats and/or watersheds.~~

~~The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.~~

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.22.030, Resource Protection Zones Allowable Land Uses, of Chapter 35.22, Resource Protection Zones, to read as follows:

Section 35.22.030 - Resource Protection Zones Allowable Land Uses

- A. General permit requirements.** Table 2-4 (Allowed Land Uses and Permit Requirements for Resource Protection Zones) identifies the uses of land allowed by this Development Code in each Resource Protection Zone, and the planning permit required to establish each use, in compliance with [Section 35.20.030 \(Allowable Development and Planning Permit Requirements\)](#).
- B. Requirements for certain specific land uses.** Where the last column ("Specific Use Regulations") in Table 2-4 (Allowed Land Uses and Permit Requirements for Resource Protection Zones) includes a section number, the referenced Section may affect whether the use requires a ~~Coastal Development Permit or~~ Land Use Permit, Development Plan, Minor Conditional Use Permit or Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.
- C. Development Plan approval required.**
- MT-GAV, MT-GOL, and MT-TORO, ~~MT-TORO (CZ) and RMZ (CZ)~~ zones.** Final Development Plan approval in compliance with Section 35.82.080 (Development Plans) is required prior to the approval of a ~~Coastal Development Permit or~~ Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances) for a structure, other than an agricultural reservoir, that is not otherwise required by this Development Code to have discretionary permit approval and is 20,000 or more square feet in gross floor area, or is an attached or detached addition that together with existing structures on the site will total 20,000 square feet or more in gross floor area.
 - ~~RMZ Inland area~~ zone.** Final Development Plan approval is required for all development, including grading.
- D. Design Review required.** Design Review may be required prior to the approval of a planning permit for a structure, or an addition to or an alteration of, an existing structure in compliance with [Section 35.82.070 \(Design Review\)](#).
- E. Accessory structures and uses.** Each use allowed by Table 2-4 (Allowed Land Uses and Permit Requirements for the Resource Protection Zones) may include accessory structures and uses that are customarily incidental to the primary use.

SECTION 7:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete existing Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones, of Section 35.22.030, Resource Protection Zones Allowable Land Uses, of Chapter 35.22, Resource Protection Zones, and replace with the following new Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones, to read as follows:

Table 2-4 Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	Allowed use, no permit required (Exempt)			
	<u>P</u>	Permitted use, Land Use Permit required (2)			
	<u>MCUP</u>	Minor Conditional Use Permit required			
	<u>CUP</u>	Conditional Use Permit required			
	<u>S</u>	Permit determined by Specific Use Regulations			
	<u>—</u>	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	MT-GAV	MT-GOL	MT-TORO	RMZ	

AGRICULTURAL, MINING & ENERGY FACILITIES

<u>Agricultural accessory structure</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Animal keeping (except equestrian facilities - see RECREATION)</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.42.060
<u>Aquaculture</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>	35.42.070
<u>Cultivated agriculture, orchard, vineyard</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	
<u>Cultivated agriculture, orchard, vineyard - Historic legal use</u>	<u>—</u>	<u>—</u>	<u>E</u>	<u>MCUP</u>	
<u>Cultivated agriculture, orchard, vineyard - Limited slope</u>	<u>E</u>	<u>E</u>	<u>MCUP</u>	<u>CUP</u>	
<u>Cultivated agriculture, orchard, vineyard - Steep slope</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>CUP</u>	
<u>Grazing</u>	<u>E</u>	<u>E</u>	<u>—</u>	<u>E</u>	
<u>Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Mining - Surface, less than 1,000 cubic yards</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	<u>P (3)</u>	35.82.160
<u>Mining - Surface, 1,000 cubic yards or more</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.82.160
<u>Oil and gas development, offshore, from onshore location</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	35.5
<u>Oil and gas development, onshore</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>S</u>	35.5
<u>Oil and gas treatment and processing</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>S</u>	35.5

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

<u>Country club</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Education or research facility, limited</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Equestrian facilities</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Fairgrounds</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf course</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Golf driving range</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Library</u>	<u>—</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	
<u>Meeting facility, public or private</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Meeting facility, religious</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Museum</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Rural recreation</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.42.240
<u>School</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>School - Business, professional or trade</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Sports and outdoor recreation facilities</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) [Development Plan approval](#) may also be required; see [Section 35.22.030.C](#).
- (3) [On one or more locations or lots under the control of an operator that do not exceed a total area of one acre; if the total area exceeds one acre, than a CUP is required.](#)

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	<u>Allowed use, no permit required (Exempt)</u>			
	<u>P</u>	<u>Permitted use, Land Use or Coastal Permit required (2)</u>			
	<u>MCUP</u>	<u>Minor Conditional Use Permit required</u>			
	<u>CUP</u>	<u>Conditional Use Permit required</u>			
	<u>S</u>	<u>Permit determined by Specific Use Regulations</u>			
	<u>=</u>	<u>Use Not Allowed</u>			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	MT-GAV	MT-GOL	MT-TORO	RMZ	

RESIDENTIAL USES

<u>Agricultural employee housing, 4 or fewer employees</u>	<u>MCUP</u>	<u>MCUP</u>	<u>=</u>	<u>=</u>	35.42.030
<u>Artist studio</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.150
<u>Dwelling, one-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Farmworker dwelling unit</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.135
<u>Farmworker housing complex</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>CUP</u>	35.42.135
<u>Guesthouse</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.150
<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.190
<u>Monastery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>=</u>	
<u>Residential accessory uses and structures</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.020
<u>Special care home, 7 or more clients</u>	<u>=</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090

RETAIL TRADE

<u>Agricultural product sales</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	
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SERVICES

<u>Cemetery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Charitable or philanthropic organization</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Large family day care home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.42.090
<u>Small family day care home</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	35.42.090
<u>Day care center, Non-residential</u>	<u>=</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Day care center, Residential</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	35.42.090
<u>Drive-through facility, accessory to a permitted use</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Lodging - Guest ranch, low intensity</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	
<u>Lodging - Hostel</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Mausoleum</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Medical services - Clinic</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Medical services - Extended care</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Medical services - Hospital</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	
<u>Mortuary, accessory to cemetery</u>	<u>=</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	35.42.120
<u>Mortuary</u>	<u>=</u>	<u>=</u>	<u>=</u>	<u>=</u>	35.42.120
<u>Music recording studio</u>	<u>=</u>	<u>=</u>	<u>CUP</u>	<u>=</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.22.030.C](#).

Table 2-4 - Continued Allowed Land Uses and Permit Requirements for Resource Protection Zones	<u>E</u>	<u>Allowed use, no permit required (Exempt)</u>			
	<u>P</u>	<u>Permitted use, Land Use or Coastal Permit required (2)</u>			
	<u>MCUP</u>	<u>Minor Conditional Use Permit required</u>			
	<u>CUP</u>	<u>Conditional Use Permit required</u>			
	<u>S</u>	<u>Permit determined by Specific Use Regulations</u>			
	<u>—</u>	<u>Use Not Allowed</u>			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	MT-GAV	MT-GOL	MT-TORO	RMZ	

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

<u>Airport, public</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, private and temporary</u>	<u>—</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Airstrip, temporary</u>	<u>—</u>	<u>CUP</u>	<u>—</u>	<u>—</u>	
<u>Drainage channel, water course, storm drain, less than 20,000 sf</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Drainage channel, water course, storm drain, 20,000 sf or more</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical substation - Minor (3)</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Electrical transmission line (4)</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Heliport</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Pipeline - Oil and gas</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	35.5
<u>Public utility facility</u>	<u>CUP</u>	<u>CUP</u>	<u>—</u>	<u>CUP</u>	
<u>Public works or private service facility</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Road, street, less than 20,000 sf total area (5)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Road, street, 20,000 sf or more total area (5)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Telecommunications facility</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.44
<u>Wind turbines and wind energy systems</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	35.57

WATER SUPPLY & WASTEWATER FACILITIES

<u>Onsite wastewater treatment system, individual, alternative</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Onsite wastewater treatment system, individual, conventional</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Onsite wastewater treatment system, individual, supplemental</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Pipeline - Water, reclaimed water, wastewater</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, less than 50,000 sf total development</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Reservoir, 50,000 sf or more total development</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Wastewater treatment facility, less than 200 connections</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water diversion project</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Water extraction, commercial</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	
<u>Water system with 1 connection</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	
<u>Water system with 2 to less than 5 connections</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Water system with 5 or more connections</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	<u>MCUP</u>	
<u>Water well, agricultural</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>	

Key to Zone Symbols

<u>MT-GAV</u>	<u>Mountainous - Gaviota</u>	<u>MT-TORO</u>	<u>Mountainous - Toro Canyon</u>
<u>MT-GOL</u>	<u>Mountainous - Goleta</u>	<u>RMZ</u>	<u>Resource Management</u>

Notes:

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) [Development Plan approval](#) may also be required; see [Section 35.22.030.C](#).
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the county.
- (5) Not applicable to facilities constructed by the County.

SECTION 8:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.22.040, Resource Protection Zones Lot Standards, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.040 - Resource Protection Zones Lot Standards

Each subdivision and residential development shall comply with the following minimum lot area and building site requirements for the applicable zone.

- A. Minimum lot size.** Each lot in a proposed subdivision shall comply with the minimum gross lot area requirements in Table 2-5 (Minimum Lot Area/Building Site Area). Minimum lot width and depth shall be determined by the review authority through the subdivision approval process.
- B. Minimum building site area for residential use.** Each primary dwelling shall be located on a lot with the minimum gross area shown in Table 2-5 (Minimum Lot Area/Building Site Area). A dwelling and its accessory structures and uses may also be located on a smaller existing legal lot, except for a fraction lot.

Table 2-5 - Minimum Lot Area/Building Site Area

Zoning Map Symbol	Minimum Gross Lot Area
MT-GAV-100	100 acres
MT-GAV-320	320 acres
MT-GOL-40	40 acres
MT-GOL-100	100 acres
MT-GOL-320	320 acres
MT-TORO-40	40 acres
MT-TORO-100	100 acres
MT-TORO-320	320 acres
RMZ-40	40 acres
RMZ-100	100 acres
RMZ-320	320 acres

SECTION 9:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.22.050, Resource Protection Zones Development Standards, of Chapter 35.22, Resource Protection Zones, to read as follows:

35.22.050 - Resource Protection Zones Development Standards

- A. General development standards.** Development within the Resource Protection zones shall be designed, constructed, and established in compliance with the requirements in Table 2-6 (MT and RMZ Zones Development Standards), below and all applicable standards in [Article 35.3](#) through [Article 35.7](#) of this Development Code. These standards apply within the Coastal Zone and Inland area, except where noted.
- B. Community Plan overlay requirements.** [Section 35.28.210 \(Community Plan Overlays\)](#) establishes additional requirements and standards that apply to development and uses located in an applicable community or area plan as specified in [Section 35.28.210 \(Community Plan Overlays\)](#).

Table 2-6 - MT and RMZ Zones Development Standards

Development Feature	Requirement by Zone		
	MT-GAV Mountainous - GAV & MT-GOL Mountainous - Goleta	MT-TORO & MT-TORO (CZ) Mountainous - Toro Canyon	RMZ & RMZ (CZ) Resource Management
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	1 one-family dwelling per lot; plus agricultural employee housing, where allowed by Table 2-1 and applicable standards.	1 one-family dwelling per lot.	1 one-family dwelling per lot.
	The lot shall also comply with Section 35.22.040 (Resource Protection Zones Lot Standards), as applicable.		
Setbacks	<i>Minimum setbacks required. See Section 35.30.150 (Setback Requirements and Exceptions) for exceptions. Required building separation is between buildings on the same site.</i>		
Front	50 ft from the road centerline and 20 ft from the lot lines.		
Side	None.		
Rear	None.		
Building separation	5 ft.	Coastal—None required. Inland— 5 ft.	
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
Maximum height	25 ft.		
Landscaping	See Chapter 35.34 (Landscaping Standards) .		
Parking	See Chapter 35.36 (Parking and Loading Standards) .		
Signs	See Chapter 35.38 (Sign Standards) .		

SECTION 10:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete Section 35.28.040, Agriculture - Residential Cluster (ARC) Overlay Zone, in its entirety and reserve the section number for future use.

SECTION 11:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to add a new Section 35.28.070 titled “Critical Viewshed Corridor (CVC) Overlay and to read as follows:

Section 35.28.070 - Critical Viewshed Corridor (CVC) Overlay.

- A. Purpose and intent.** The Critical Viewshed Corridor (CVC) overlay zone is applied to property in the Gaviota Coast Plan area to provide enhanced protection to the critical coastal viewsheds of the Gaviota Coast from inappropriate development. The intent is to ensure that development is sited and/or screened in a manner that will reduce impacts to the public viewshed while allowing for reasonable development.
- B. Applicability.** This overlay zone is applied in the Gaviota Coast Plan area to the visually critical near-field viewsheds located to the north and south of Highway 101 as shown on the County zoning map. All development within this overlay zone is subject to the requirements of this overlay zone except as provided below:
 1. Single agricultural structures with an individual gross floor area of less than 5,000 square feet are not subject to the requirements of this overlay zone provided:

- a. The existing cumulative structural development located on the lot that the structure is proposed to be located on does not exceed a footprint area of 10,000 square feet.
- b. The structure(s) complies with the following standards:
 - (1) All exterior lighting is in compliance with the following:
 - (a) The lighting is required for safety purposes only.
 - (b) Light fixtures are fully shielded (full cutoff) and are directed downward to minimize impacts to the rural nighttime character.
 - (c) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
 - (2) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual compatibility of the development with surrounding areas.

C. Relationship to primary zone. Each land use and proposed development within the CVC overlay zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.

D. Permit and processing requirements.

- 1. Design review required.** Except for development that is exempt from the requirements of this overlay zone in compliance with Subsection B (Applicability), above, all structural development proposed on a lot located within the CVC overlay zone shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#) prior to the issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) or a Zoning Clearance in compliance with [Section 35.82.210 \(Zoning Clearances\)](#).
- 2. Application requirements.** An application for Design Review shall be submitted in compliance with [Chapter 35.80 \(Permit Application Filing and Processing\)](#).
- 3. Criteria for approval.** The Board of Architectural Review may approve or conditionally approve the application only if it determines that the project conforms to the following standards:
 - a. **Screening.** Development is screened to the maximum extent feasible as seen from public viewing places. Screening shall be achieved to the maximum extent feasible through adherence to the Site Design Hierarchy within the Gaviota Coast Plan Design Guidelines.
 - b. **Landscaping.** Landscaping, not including any agricultural crop or orchard, when mature, does not obstruct public views of the mountains or the ocean.
 - c. **Ocean views.** Development is sited and designed to preserve unobstructed broad views of the ocean from Highway 101, and is clustered to the maximum extent feasible.
 - d. **Structure height.**
 - (1) The height of any structure located south of Highway 101 does not exceed 15 feet unless an increase in height would facilitate clustering of development and result in greater view protection, or a height in excess of 15 feet would not impact public views to the ocean.
 - (2) Visible portions of structures located on lots having unobstructed broad view of the ocean shall be designed so that any intrusions into the view of the ocean, as seen from public viewing areas, is minimized to the maximum extent feasible.
 - (3) The height and/or scale development is harmonious with the surrounding area.
 - (4) The appearance of the development is not undesirable or unsightly.
- 4. Appeal.** The action of the Board of Architectural Review may be appealed in compliance with [Chapter 35.102 \(Appeals\)](#).

E. Land use limitations.

- 1. Greenhouses.** Greenhouses are limited to 4,000 square feet per lot.
- 2. Overhead electrical transmission and distribution lines.** New overhead electrical transmission and distribution lines for non-agricultural development that are subject to regulation by the County are prohibited within the CVC overlay zone.

SECTION 12:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.28.100, Environmentally Sensitive Habitat Area Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

35.28.100 - Environmentally Sensitive Habitat Area Overlay Zone

- A. Purpose and intent.** The Environmentally Sensitive Habitat Area (ESH) overlay zone is applied to areas with unique natural resources and/or sensitive animal or plant species, and/or their habitats, where existing and potential development and other activities may despoil or eliminate the resource. This overlay is intended to:
1. Protect and preserve specified areas in which plant or animal species or their habitats are either rare or especially valuable because of their role in the ecosystem, and that could be easily disturbed or degraded by human activities and developments; and
 2. Ensure that each project permitted in the overlay zone is designed and carried out in a manner that will provide the maximum feasible protection to sensitive habitat areas.
- B. Applicability.**
1. The Environmentally Sensitive Habitat Area overlay zone is applied within the Eastern Goleta Valley Community Plan, the Gaviota Coast Plan, the Goleta Community Plan, the Mission Canyon Community Plan, and the Toro Canyon Plan areas. The requirements of this Section shall apply to:
 - a. Areas within the Eastern Goleta Valley Community Plan area designated as ESH-GOL on the Zoning Map.
 - b. Areas within the Gaviota Coast Plan designated as ESH-GAV on the Zoning Map.
 - ~~b-c.~~ Areas within the Goleta Community Plan designated as ESH-GOL on the Zoning Map.
 - ~~c-d.~~ Areas within the Mission Canyon Community Plan designated as ESH-MC on the Zoning Map.
 - ~~d-e.~~ Areas within the Toro Canyon Plan designated as ESH-TCP on the Zoning Map.
 2. **Relationship to primary zone.** Each land use and proposed development on property designated as ESH-GAV, ESH-GOL, ESH-MC or ESH-TCP shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.
 - a. **Additional requirements.** The biological resource policies and development standards in the Toro Canyon Plan shall apply to any area designated as ESH-TCP in addition to the requirements of this Section unless it is determined that the project is not located in or within 100 feet of an environmentally sensitive habitat area in compliance with Subsection B.4.b, below.
 3. **Overlay zone boundary.** The Zoning Map, and the process described in Subsection B.4 (Boundary determination), below, shall guide determining whether the requirements of this Section apply to any area designated as ESH-GAV, ESH-GOL, ESH-MC or ESH-TCP.

4. **Environmentally sensitive habitat area boundary determination.** The determination of the boundary of an environmentally sensitive habitat area shall occur during permit application review.

a. **ESH-GAV.**

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines that the proposed development is not located in an environmentally sensitive habitat area.
- (2) A site inspection shall be conducted, if determined to be necessary by the Director, if the Director determines that the proposed development is located in an environmentally sensitive habitat area.
 - (a) If the Director determines that a site inspection is required, then the site inspection shall be performed by a qualified biologist to be selected jointly by the Department and the applicant.
- (3) Upon completion of the site inspection, and if determined by the review authority to be necessary, conditions shall be applied to the permit that will protect the environmentally sensitive habitat area to the maximum extent feasible, consistent with the biological habitat, goals, objectives, policies, development standards, and actions of the Gaviota Coast Plan.

b. **ESH-GOL.**

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines that the proposed development is not located in an environmentally sensitive habitat area.
- (2) A site inspection shall be conducted, if determined to be necessary by the Director, if the Director determines that the proposed development is located in an environmentally sensitive habitat area.
 - (a) If the Director determines that a site inspection is required, then the site inspection shall be performed by a qualified biologist to be selected jointly by the Department and the applicant.

~~b-c.~~ **ESH-MC and ESH-TCP.**

- (1) The requirements of this Section shall not apply to an application for a project if the Director determines, following a review of the Mission Canyon Community Plan Environmentally Sensitive Habitat Map or the Toro Canyon Environmentally Sensitive Habitat Map, as applicable, and, where appropriate, by conducting a site visit, that the proposed project is not located in or within 100 feet of an environmentally sensitive habitat area.
 - (a) **Toro Canyon Plan area.** The project shall also not be subject to the biological resources policies and development standards in the Toro Canyon Plan if the project is determined by the Director to not be located in or within 100 feet of an environmentally sensitive habitat area.
- (2) **Site inspection and biological report.** A site inspection by the Department biologist may be required if the Director determines that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area.
 - (a) The Director may determine that the preparation of a biological report by a qualified biologist to be selected jointly by the Department and the applicant is required in order to identify the environmentally sensitive habitat area.
 - (b) The determination by the Director that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area is final and not subject to appeal in compliance with Section 35.102 (Appeals); however, the determination

may be disputed by the applicant in compliance with Subsection B.4.c (Dispute resolution, ESH-MC and ESH-TCP), below.

e-d. **Dispute resolution, ESH-MC and ESH-TCP.** On lots designated as ESH-MC or ESH-TCP, if the determination by the Director that the proposed project is located in or within 100 feet of an environmentally sensitive habitat area is disputed by the applicant then additional study of the potential environmentally sensitive habitat on the site shall be required.

(1) If the Director determines, based upon additional evidence presented by a qualified biologist, that a site does not contain biological resources and sensitive habitats identified as environmentally sensitive habitats in the Mission Canyon Community Plan or the Toro Canyon Plan, as applicable, the proposed project on the lot shall not be subject to the requirements of this Section.

(2) In the event there is disputed biological evidence, third-party review by another qualified biologist shall be required, at the expense of the applicant, before the environmentally sensitive habitat designation may be found inapplicable. If the Director determines that the preponderance of credible evidence in a biological assessment does not support rescinding the environmentally sensitive habitat designation or modifying the environmentally sensitive habitat boundary, the area shall remain mapped as environmentally sensitive habitat and the project shall comply with all applicable requirements of this Section.

(a) This decision by the Director is subject to appeal in compliance with [Chapter 35.102 \(Appeals\)](#).

5. **Identification of newly documented environmentally sensitive habitat areas, [ESH-GAV](#), [ESH-GOL \(Eastern Goleta Valley Community Plan area\)](#), [ESH-MC](#) and [ESH-TCP](#).** On lots located within [the Gaviota Coast Plan area](#), the Eastern Goleta Valley Community Plan area, the Mission Canyon Community Plan area or the Toro Canyon Plan area, if an environmentally sensitive habitat area is identified by the Department to be located on-site during permit application review, but the habitat area is not designated as [ESH-GAV](#), [ESH-GOL](#), [ESH-MC](#) or [ESH-TCP](#), the provisions of Subsections C. through E., below, as applicable, shall apply. The Department will periodically update the Zoning Map to apply the [ESH-GAV](#), [ESH-GOL](#), [ESH-TCP](#) or the [ESH-MC](#) overlay zone to add the new habitat areas and applicable setback areas.

C. **Permit and processing requirements, [ESH-GAV](#).** The following permit and processing requirements shall apply to lots zoned [ESH-GAV](#).

1. **Land Use Permit requirement and exemptions.**

a. **Land Use Permit required.** The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities located within the [Gaviota Coast Plan area](#), except when the activity occurs as part of an agricultural use, as defined by this Development Code, when located on lots with an agricultural zone designation, i.e., AG-I or AG-II, or the activity is exempt from this requirement as provided in [Section 35.28.100.C.1.b](#), below.

(1) The removal of native vegetation from an area greater than 5,000 square feet.

(2) The removal of native riparian vegetation along 50 linear feet or more of a creek or stream.

(3) The removal of native vegetation that, when added to the previous removal of native vegetation within the affected habitat, would total more than 5,000 square feet of native vegetation, or more than 50 linear feet of native riparian vegetation along a creek or stream.

(4) Grading in excess of 50 cubic yards of cut or fill.

maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat.

- b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

D. **Permit and processing requirements, ESH-GOL.** The following permit and processing requirements shall apply to lots zoned ESH-GOL.

1. Land Use Permit requirement.

a. Locations within the Eastern Goleta Valley Community Plan area.

(1) **Land Use Permit required.** The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities located within the Eastern Goleta Valley Community Plan area, except when exempt from this requirement as provided in Section 35.28.100.~~C-D~~.1.a.(2) below.

- (a) The removal of native vegetation from an area more than 5,000 square feet.
- (b) Fuel modification for defensible space for any existing structure.
- (c) The removal of native riparian vegetation along 50 linear feet or more of a creek or stream.
- (d) The removal of native vegetation that, when added to the previous removal of native vegetation within the affected habitat, would total more than 5,000 square feet of native vegetation, or more than 50 linear feet of native riparian vegetation along a creek or stream.
- (e) Grading in excess of 50 cubic yards of cut or fill.
- (f) The removal of any native tree more than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (i) The tree is dead and is not of significant habitat value.
 - (ii) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (iii) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
 - (iv) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.

(2) **Exemptions from Permit Requirements.** The issuance of a Land Use Permit shall not be required for the following activities located within the Eastern Goleta Valley Community Plan area:

- (a) The removal of vegetation along roads and driveways up to 10 feet on both sides of the roads and/or driveways.
- (b) Fuel modification for defensible space within 100 feet of an existing structure.
- (c) Fuel modification for defensible space located more than 100 feet but less than 300 feet from an existing structure following inspection by Santa Barbara County

Fire Department personnel and issuance of a letter by the County Fire Department determining that more than 100 feet of fuel modification is required to provide adequate defensible space around the structure based on a site specific safety zone calculation.

- (d) In compliance with Section 35.10.040.G (State, County, Local Agency, and School District sites and facilities), clearing vegetation, conducting prescribed fires, maintaining fire roads, and other wildfire prevention activities by the Federal government (e.g., U.S. Forest Service) on leased or federally owned land, the County or any district of which the Board of Supervisors is the governing body (e.g., County Fire Department), and the State or an agency of the State acting in its sovereign (governmental) capacity (e.g., California Department of Forestry and Fire Prevention (CAL FIRE)).
- b. Locations within the Goleta Community Plan area.** For development proposed within an area subject to this Section that is located within the Goleta Community Plan area, the issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following, in addition to those required to have a Land Use Permit by the primary zone.
- (1) The removal of vegetation from an area greater than 5,000 square feet.
 - (2) The removal of a significant amount of vegetation along 50 linear feet of creek bank.
 - (3) The removal of vegetation that, when added to the previous removal of vegetation within the affected habitat, would total more than 5,000 square feet, or longer than 50 linear feet of vegetation along a creek bank.
 - (4) Grading in excess of 50 cubic yards of cut or fill.
 - (5) The removal of any native tree greater than six inches in diameter measured four feet above existing grade, or more than six feet in height, or non-native trees that are used as habitat by the Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (a) The tree is dead and is not of significant habitat value.
 - (b) The trees prevent the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person.
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any injury so as to cause imminent danger to persons or property.
- 2. Minor Conditional Use Permit requirement.** A Minor Conditional Use Permit approved in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) is required where a significant amount of vegetation is proposed to be removed which would exceed one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.
- 3. Findings required for permit approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Eastern Goleta Valley Community Plan or the Goleta Community Plan, as applicable.

- 4. Conditions of approval.** A permit may be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area and to ensure consistency with the biological habitat, goals, objectives, policies, development standards, and actions of the Goleta Community Plan.
- a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the development to ensure protection of the habitat.
 - b. The conditions may also include deed restrictions and easements for resource protection. Any regulation of the primary zone specifying building height limit, distance between buildings, setback, yard, parking, building coverage and landscaping or screening requirements may be altered by express conditions in the permit to achieve the purposes of this overlay zone.

~~D-E~~. Permit and processing requirements, ESH-MC. The following permit and processing requirements shall apply to lots zoned ESH-MC.

1. Land Use Permit requirement.

- a. The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities unless the activity is determined to be exempt from a Land Use Permit in compliance with Subsection D.1.b (Land Use Permit exemptions), below.
 - (1) The removal of any native tree (as listed in Mission Canyon Community Plan Policy BIO-MC-6) greater than six inches in diameter (largest diameter for non-round trunks) as measured 4.5 feet above ground level (or as measured from the uphill side where sloped), unless the Director makes one or more the following findings, based on evidence submitted by an arborist or biologist approved by the Department:
 - (a) The tree is dead and is not of significant habitat value.
 - (b) The tree prevents the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible.
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity.
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any non-deliberate injury so as to cause imminent danger to persons or property.
 - (2) The removal of native vegetation within the stream or creek buffer defined as 50 feet or greater from the geologic top of bank of any stream or creek.
- b. **Land Use Permit exemptions.** The permit requirements in Subsection D.1.a, above, do not apply to the following activities, unless the activity occurs in conjunction with the processing of another application for development that requires a Land Use Permit:
 - (1) Removal of immature native trees (as listed in Mission Canyon Community Plan Policy BIO-MC-6).
 - (2) Removal of loose leaves, branches, and other surface debris from the soil surface.
 - (3) Removal of non-native or invasive species (as listed on the California Invasive Plant Council (Cal-IPC) Invasive Plant Inventory Database).
 - (4) Removal of understory vegetation in non-riparian oak woodland or forest area if located within the minimum defensible space area. This exemption applies to defensible space from permitted and nonconforming structures.
 - (5) Limbing of mature trees for fuel modification for defensible space.

- (6) Thinning or mowing of vegetation (except mature native trees) as required to meet fuel modification criteria and leaving the roots intact, provided no sensitive species are destroyed.

2. **Minor Conditional Use Permit requirement.** The issuance of a Minor Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) shall be required for the following activities.
 - a. Removal of native vegetation for a distance of 500 linear feet or more along a creek.
 - b. Removal of one acre or more of vegetation within an oak woodland or forest habitat outside of the minimum area required for defensible space.
 - c. Grading in excess of 1,500 cubic yards of cut and fill.
3. **Fuel modification for defensible space - Mission Canyon Community Plan area.** In the Mission Canyon Community Plan area, fuel modification for Defensible Space associated with applications submitted in compliance with Subsections D.1 and D.2, above, for new dwelling units, or additions to dwelling units, either individually or combined, which are greater than 50 percent of the gross floor area of the dwelling as it existed on May 2, 2014, shall be subject to the following:
 - a. If a biological report is determined to be necessary by the Director, in compliance with Subsection B.4 (Boundary determination), above, the report shall describe the boundaries and fuel modification measures to be used to create defensible space for existing and proposed structures located within the environmentally sensitive habitat area
 - b. Plans for fuel modification shall be reviewed by a qualified biologist, in consultation with County Fire Department, and shall contain measures to ensure that the habitat's structural integrity (e.g., stable stream banks, tree canopies for shade, adequate ground cover for erosion control and wildlife cover) and ecological functions (e.g., maintenance of water quality) that physically support species are maintained.
4. **Findings required for permit approval.** Prior to approval of any permit for a project within the ESH-MC overlay zone, the review authority shall first find, in addition to other findings required by this Development Code, that the proposed project complies with all applicable biological resource policies and development standards in the Mission Canyon Community Plan.
5. **Conditions of approval.** A permit shall be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area consistent with the biological resource policies and development standards of the Mission Canyon Community Plan.
 - a. The conditions may limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the project to ensure protection of the habitat.

E-F. Permit and processing requirements, ESH-TCP. The following permit and processing requirements shall apply to lots zoned ESH-TCP.

1. **Land Use Permit requirement.**
 - a. The issuance of a Land Use Permit in compliance with [Section 35.82.110 \(Land Use Permits\)](#) shall be required for the following activities unless the activity is directly related to an agricultural use on a lot with an agricultural zone designation.
 - (1) The removal of native vegetation along 50 linear feet or more of a creek bank or removal that, when added to the previous removal of native vegetation within the affected habitat on the site, would total 50 or more linear feet of native vegetation along a creek bank.
 - (2) Grading in excess of 50 cubic yards of cut or fill.

- (3) Except for vegetation fuel management within 100 feet of an existing structure:
 - (a) The removal of native vegetation over an area greater than 21,780 square feet (one-half acre) or that, when added to the previous removal of native vegetation within the affected habitat on the lot, would total an area greater than 21,780 square feet.
 - (4) Vegetation fuel management beyond 100 feet from any existing structure on the property.
 - (5) The removal of any native tree greater than six inches in diameter measured 4.5 feet above existing grade and more than six feet in height, or non-native trees that are used as a habitat by Monarch Butterflies for roosting, or by nesting raptors, unless the Department makes one or more of the following findings:
 - (a) The tree is dead and is not of significant habitat value; or
 - (b) The tree prevents the construction of a project for which a Land Use Permit has been issued in compliance with [Section 35.82.110 \(Land Use Permits\)](#) and this Section, and project redesign is not feasible; or
 - (c) The tree is diseased and poses a danger to healthy trees in the immediate vicinity. The Department may require evidence of this to be presented by an arborist, licensed tree surgeon, or other qualified person; or
 - (d) The tree is so weakened by age, disease, storm, fire, excavation, removal of adjacent trees, or any non-deliberate injury so as to cause imminent danger to persons or property.
2. **Minor Conditional Use Permit requirement.** Except for vegetation fuel management within 100 feet of an existing structure, the approval of a Minor Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) shall be required where native vegetation is proposed to be removed from more than one acre, or 500 linear feet of creek bank, or where grading would exceed 1,500 cubic yards of cut and fill.
3. **Finding required for permit approval.** Prior to approval of any permit for a project within the ESH-TCP overlay zone, the review authority shall first find, in addition to other findings required by this Development Code, that the proposed project complies with all applicable biological resource policies and development standards in the Toro Canyon Plan.
4. **Conditions of approval.** A permit shall be approved and/or issued subject to compliance with conditions of approval that the review authority determines to be necessary to protect the environmentally sensitive habitat area to the maximum extent feasible consistent with the biological resource policies and development standards of the Toro Canyon Plan.
 - a. The conditions may, among other matters, limit the size, kind, or character of the proposed work, require replacement of vegetation, establish required monitoring procedures and maintenance activity, stage the work over time, or require the alteration of the design of the project to ensure protection of the habitat.
 - b. The conditions may also include deed restrictions and conservation and resource easements. Any regulation of the primary zone, except permitted or conditionally permitted uses, may be altered by express conditions in the permit, to achieve the purposes of this overlay zone, provided that the alteration is not less restrictive than the regulations of the primary zone.

SECTION 13:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to re-title Section 35.28.210, Community Plan Overlay, of Chapter 35.28, Overlay Zones, as

“Community and Area Plan Overlay” and to add a new Subsection I titled “Gaviota Coast Plan area” and to read as follows:

I. Gaviota Coast Plan area.

1. Gaviota Coast Plan area land use incentive program.

- a. Purpose and intent.** The purpose of the Gaviota Coast Plan area land use incentive program is to allow landowners within the Gaviota Coast Plan area on property zoned AG-II to develop additional dwelling units (i.e., incentive dwelling units) in exchange for taking actions that provide a demonstrated public benefit such as the provision of public trails. The intent is to implement the policies and development standards of Gaviota Coast Plan that seek to, through voluntary landowner action, provide a greater level of protection and enhancement of natural resources, support agricultural viability, and increase public access, throughout the Plan area while preserving the existing rural character of the Gaviota Coast.
- b. Applicability.** The provisions of this Subsection I.1 (Gaviota Coast Plan area land use incentive program) only apply to property zoned AG-II and located within the Gaviota Coast Plan area.
- c. Allowable density.** Incentive dwelling units shall not count toward the allowable density for purposes of determining consistency with the Comprehensive Plan and this Development Code.
- d. Actions and eligible incentives.** Table 2-33 (Actions and Eligible Incentives), below, describes the voluntary actions a landowner may take and the benefits that may be derived from taking those actions, i.e., the issuance of a permit(s) for an incentive dwelling unit.

Table 2-33 - Actions and Eligible Incentives

<u>Category</u>	<u>Land Owner Action</u>	<u>Eligible Incentive</u>
1	<u>Dedicate trail easement to County for the Coastal Trail primary route alignment shown on the Gaviota Coast Plan Parks, Recreation and Trails Map</u>	<u>1 attached or detached incentive dwelling unit & 1 attached incentive dwelling unit</u>
2	<u>Dedicate trail easement to County for trails shown on the Gaviota Coast Plan Parks, Recreation and Trails Map other than the Coastal Trail primary route alignment</u>	<u>1 attached or detached incentive dwelling unit</u>

- (1) Dedication of trail easements shall comply with the following:
 - (a) The easement shall be for the entire length of the trail that is located on the premises on which the incentive dwelling unit is proposed to be located.
 - (b) An irrevocable offer of dedication shall be recorded by the landowner prior to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 for an incentive dwelling unit that may be allowed based on the dedication of a trail easement.
 - (i) Said offer shall include, at a minimum, a description of the purpose of the easement and a legal description of the proposed easement.
 - (ii) Said offer shall be subject to review and approval by the Department and the County Counsel.
- e. Requirements and development standards for incentive dwelling units.** All incentive dwelling units allowed in compliance with this Subsection I.1 (Gaviota Coast Plan area land use incentive program) shall comply with the following requirements and development standards. Where there are conflicts between the standards of this Subsection I.1.e, the

standards in [Section 35.42.020 \(Accessory Structures and Uses\)](#), and the standards in the specific zone regulations (Article 35.2 Zones and allowable Land Uses), the provisions of this Section shall prevail unless indicated otherwise. The review authority may add other conditions, consistent with general law and applicable State and County standards as necessary to preserve the health, safety, welfare, and character of the agricultural area.

- (1) Accessory to the principal dwelling.** The lot shall contain an existing one-family dwelling at the time an application for an incentive dwelling unit is submitted, or the application for the incentive dwelling unit shall be submitted in conjunction with the application for the principal dwelling. The incentive dwelling unit shall not be occupied before occupation of the principal dwelling.
- (2) Amenities.** An incentive dwelling unit shall have a separate entrance and shall include permanent provisions for cooking, eating, living, sanitation and sleeping.
- (3) Application requirements.** A permit application for an incentive dwelling unit shall include the following information in addition to that information required within [Chapter 35.80 \(Permit Application Filing and Processing\)](#):

 - (a)** A floor plan drawn to scale of the principal dwelling and the incentive dwelling unit(s).
 - (b)** Documentation verifying the principal dwelling is owner-occupied.
 - (c)** The proposed method of water supply and sewage disposal for the incentive dwelling unit(s).
- (4) Conversion of existing structures.** An existing, legal agricultural employee dwelling or guesthouse that was constructed prior to [effective date of this ordinance] may be converted to an incentive dwelling unit.

 - (a)** An existing, legal agricultural employee dwelling that is converted to an incentive dwelling unit may be replaced with a new agricultural employee dwelling in compliance with [Section 35.42.030 \(Agricultural Employee Dwellings\)](#).
 - (b)** An existing, legal guest house that is converted to an incentive dwelling unit may be replaced with a new guest house in compliance with [Section 35.42.150 \(Guesthouses, Artist Studios, and Cabañas\)](#) provided that there is no more than one guesthouse located on the premises.
 - (c)** If the existing, legal agricultural employee dwelling or guest house that is proposed to be converted to an incentive dwelling unit is subject to a recorded Notice to Property Owner, then following the effective date of the required planning permit and prior to the use of the agricultural employee dwelling or guest house as an incentive dwelling unit the Department shall prepare and the property owner shall record a Notice to Property Owner that documents specific conditions and/or restrictions, if any, that apply to use of the structure as an incentive dwelling unit and supersedes the specific conditions and/or restrictions included in the previous Notice to Property Owner.
 - (d)** A detached incentive dwelling unit that results from the conversion of an existing, legal agricultural employee dwelling may exceed the applicable maximum gross floor area limit provided no building additions or alterations shall be allowed that result in an increase in the gross floor area in excess of that which existed prior to [effective date of this ordinance].
- (5) Height limit.**

 - (a)** **Attached incentive dwelling units.** An attached incentive dwelling unit shall not exceed a height of 16 feet as measured from the lowest finished floor of the incentive dwelling unit to the bottom of the support system of the floor above, or,

if there is no floor above, to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof that covers the incentive dwelling unit. An exception to this height limit may be granted when the portion of a proposed incentive dwelling unit that would exceed this height limit is wholly contained within an existing structure.

- (b) Detached incentive dwelling units.** A detached incentive dwelling unit that is not connected by any means to another structure shall not exceed a building height of 16 feet. A detached incentive dwelling unit connected to a detached accessory structure may be permitted provided:

 - (i) The height of the incentive dwelling unit shall not exceed a height of 16 feet as measured from the lowest finished floor of the incentive dwelling unit to the bottom of the support system of the floor above, or, if there is no floor above, to the highest points of the coping of a flat roof or to the mean height of the highest gable of a pitch or hip roof of the roof that covers the incentive dwelling unit, and
 - (ii) The height of the entire structure does not exceed 25 feet.
- (c) Locations within the CVC Overlay.** If the incentive dwelling unit is proposed to be located on a lot zoned with the CVC (Critical Viewshed Corridor) overlay zone and located south of Highway 101, then the height of the incentive dwelling unit shall not exceed 15 feet as measured in compliance with Subsections I.1.3.(5) (a) and (b), above, unless an increase in height that complies with Subsections I.1.3.(5) (a) and (b), above, is approved by the Board of Architectural Review in compliance with Section 35.28.070 (Critical Viewshed Corridor (CVC) Overlay).
- (6) Location of detached incentive dwelling unit.** A detached incentive dwelling unit shall comply with the setback regulations that apply to the principal dwelling as identified in the applicable zone. Additionally, except for the conversion of agricultural employee dwellings and guest houses allowed in compliance with Subsection I.1.e.(4), above, that existed prior to [effective date of this ordinance], detached incentive dwelling units shall be clustered with the principal dwelling unit.

 - (a) For the purposes of this Subsection I.1.e.(6), clustered means the principal dwelling unit and the detached incentive dwelling unit, including all structures accessory thereto, shall be located within a single continuous building envelope.
 - (b) The clustered building envelope shall minimize "barbell," "finger," and "peninsula" type configurations to ensure, to the maximum extent feasible, that the development minimizes intrusion into agricultural areas and maximizes clustering of residential and accessory structures in order to preserve productive agricultural lands.
- (7) Maximum and minimum gross floor area requirements.**

 - (a) Maximum gross floor area.**

 - (i) **Attached incentive dwelling units.** The maximum gross floor area of attached incentive dwelling units shall not exceed 1,200 square feet.
 - (ii) **Detached incentive dwelling units.** Unless allowed in compliance with Subsection I.1.e.(4)(d), above, the maximum gross floor area of a detached incentive dwelling unit shall not exceed the standards for the specified gross lot area shown in Table 2-34 (Maximum Gross Floor Area Gaviota Coast Plan Area) below.

Table 2-34 - Maximum Gross Floor Area Gaviota Coast Plan Area

<u>Lot Area (gross)</u>	<u>Maximum Floor Area (gross)</u>
<u>Less than 40 acres</u>	<u>1,200 square feet</u>
<u>40 acres to less than 100 acres</u>	<u>1,600 square feet</u>
<u>100 acres and above</u>	<u>2,000 square feet</u>

- (b) **Minimum gross floor area.** The minimum gross floor area of an incentive dwelling unit shall be 300 square feet.
- (c) **Measurement of gross floor area.** The gross floor relates only to directly accessible appurtenant interior spaces and does not include any existing floor area not contained within the incentive dwelling unit, nor the floor area of storage or other accessory structures or spaces not directly accessible from the living area of the incentive dwelling unit.
- (8) **Maximum number of incentive dwelling units.**
 - (a) A maximum of two incentive dwelling units consisting of one attached incentive dwelling unit and one attached or detached incentive dwelling unit may be allowed on a premises that qualifies under Category 1 in Table 2-33 (Actions and Eligible Incentives), above.
 - (b) A maximum of one attached incentive dwelling unit or one detached incentive dwelling unit may be allowed on a premises that qualifies under Category 2 in Table 2-33 (Actions and Eligible Incentives), above.
- (9) **Parking requirements.** In addition to the required parking for the principal dwelling, a minimum of one off-street parking space shall be provided on the same lot that the incentive dwelling unit is located on for each sleeping room in the incentive dwelling unit. The additional parking shall be provided as specified in the base zone and in [Chapter 35.36 \(Parking and Loading Standards\)](#).
- (10) **Notification of occupants.** The owner shall provide notification to the occupants of an incentive dwelling unit that the residence is located on and adjacent to property zoned and used for agriculture and that inconvenience or discomfort from properly conducted agricultural operations, including noise, dust, odors, and chemicals, shall not be deemed a nuisance.
- (11) **Private and public services.**
 - (a) Where public water service is available, an incentive dwelling unit shall be required to be served by the appropriate district.
 - (i) If the principal dwelling is currently served by a public water district or mutual water company, not subject to moratorium for new connections, then an incentive dwelling unit shall also be served by the appropriate public water district or mutual water company.
 - (ii) If the principal dwelling is currently served by a water district or mutual water company subject to a moratorium for new connections, or if the existing service is by a private water system and if the property is not located in an overdrafted water basin, then an incentive dwelling unit may be served by a private water system subject to review and approval by the Public Health Department or State as applicable.
 - (b) Where public sewer service is available, an incentive dwelling unit shall be required to be served by the appropriate district.

- (i) For the purposes of this Subsection I.1.e.(11)(b), public sewer service may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred feet from any proposed building or exterior drainage facility on any lot or premises that abuts and is served by such public sewer. (California Plumbing Code Section 713.4)
- (c) An incentive dwelling unit proposed to be served by an onsite wastewater treatment system shall not be allowed in addition to a principal dwelling on a lot less than two gross acres in size if the principal dwelling is served by or is proposed to be served by an onsite wastewater treatment system.

(12) Residency of lot owner.

- (a) The owner of the lot (or the major shareholder, officer, partner, or beneficiary of a corporate or trust owner) shall reside on said lot, in either the principal dwelling or in an incentive dwelling unit except when a) disability or infirmity require institutionalization of the owner, or b) the Director approves in writing owner's written request for a temporary absence due to illness, temporary employment relocation, sabbatical, extended travels, or other good cause. Before the issuance of a Land Use Permit in compliance Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances), the owner shall sign and record an agreement with the County requiring that the owner reside on the property.
- (b) Upon transfer of ownership of the property, the new owner shall reside on the property or the use of a structure or portion thereof as an incentive dwelling unit shall be discontinued and the structure shall be:
 - (1) If attached to the principal dwelling, converted into a portion of the principal dwelling; or,
 - (2) If it is a detached structure, removed or converted into a legal accessory structure.

(13) Sale and subdivision.

- (a) An incentive dwelling unit shall not be financed, sold or transferred separately from the principal dwelling.
- (b) Upon approval of an incentive dwelling unit on a lot, the lot shall not be subdivided unless there is adequate land area to divide the lot in compliance with:
 - (i) The Comprehensive Plan including the Gaviota Coast Plan designation.
 - (ii) This Development Code including Article 35.2 (Zones and Allowable Land Uses).
 - (iii) Subsection I.1.e.(11)(c), above, if an incentive dwelling unit is proposed to be served by an onsite wastewater treatment system following the subdivision.

f. Additional findings. In addition to the findings required in compliance Section 35.82.110 (Land Use Permits), before the approval of a permit for a detached incentive dwelling unit the Director shall make all of the following findings:

- (1) The incentive dwelling unit is incidental and subordinate to the primary agricultural use of the lot.
- (2) The incentive dwelling unit does not adversely affect the onsite or adjacent agricultural operations.

(3) The incentive dwelling unit is compatible with and does not substantially alter the rural, agricultural character of the area.

2. **Gaviota Coast Plan area air quality disclosure statement.** Prior to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances) for residential developments that are located within 500 feet of Highway 101, a Notice to Property Owner shall be required to be recorded by the property owner that provides an Air Quality Disclosure Statement to potential buyers of the property. The Air Quality Disclosure Statement shall summarize the results of technical studies that reflect a health concern resulting from the exposure of children to air quality emissions generated within 500 feet of Highway 101.

SECTION 14:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

35.30.120 - Outdoor Lighting

- A. All exterior lighting shall be hooded and no unobstructed beam of exterior light shall be directed toward any area zoned or developed residential.
- B. Lighting shall be designed so as not to interfere with vehicular traffic on any portion of a street.
- C. **Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.**
1. **General.** The regulations contained in this Subsection C. shall be known and referred to as the “Outdoor Lighting Regulations for the Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas.”
 2. **Purpose.** The purpose of this Subsection C. is to create standards for outdoor lighting that minimize light pollution, glare, and light trespass caused by inappropriate or misaligned light fixtures. These standards conserve energy and preserve the nighttime sky while maintaining night-time safety, utility, security and productivity. The County of Santa Barbara recognizes that the unique development patterns and environments of Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez Valley and Summerland make them ideal areas for astronomical observation and enjoyment of the nighttime sky. Additionally, resources in the plan areas warrant the protection of nighttime viewsheds and wildlife corridors from light trespass. The County, through the provisions contained herein, intends to preserve and protect the nighttime environment of Gaviota Coast, Eastern Goleta Valley, Mission Canyon, Santa Ynez and Summerland by regulating unnecessary and excessive outdoor lighting.

See “Lighting” within [Article 35.11 \(Glossary\)](#) for definitions related to outdoor lighting used within this Chapter.

3. **Approved materials and methods of installation.** The provisions of this Subsection are not intended to prevent the use of any design, material or method of installation not specifically proscribed by this Subsection provided any such alternate has been approved by the County. The Department may approve any such alternate provided that the proposed design, material or method:
 - a. Provides approximate equivalence to the specific requirements of this Subsection C.
 - b. Is otherwise satisfactory and complies with the intent of this Subsection C.
4. **Prohibited lights and lighting.**
 - a. All illuminated advertising signs shall be off between 11:00 p.m. and sunrise the following

day, except that on-premises signs may be illuminated while the business is open to the public.

- b. All outside illumination for aesthetic and decorative purposes that is not fully shielded (full cutoff) shall be prohibited between 9:00 p.m. and sunrise the following day.
- c. Except for fully shielded (full cut off) lights, lighting associated with an outdoor recreational facility may only be illuminated between 9:00 p.m. and sunrise the following day to complete a specific organized recreational event, in progress and under illumination in conformance with this Subsection C.
- d. Search lights, laser source lights, or similar high intensity lights shall not be permitted except in emergencies, by police and/or fire personnel, or for the purposes of gathering meteorological data.
- e. Mercury vapor lights.

5. Exemptions. The following are exempt from the provision of this Subsection C.

- a. All outdoor lighting fixtures lawfully installed prior to the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)), are exempt from the shielding requirements of this Subsection C, however, they shall be subject to the remaining requirements of this Subsection C.5 except that fully shielded (full cutoff) lights are not subject to a time restriction.
- b. Fossil fuel lights.
- c. Traffic control signs and devices.
- d. Street lights installed prior to the effective date of this ordinance.
- e. Temporary emergency lighting (e.g., fire, police, public works).
- f. Moving vehicle lights.
- g. Navigation lights (e.g., airports, heliports, radio/television towers).
- h. Seasonal decorations with individual lights in place no longer than 60 days.
- i. Lighting for special events as provided by Subsection C.8 (Temporary exemption).
- j. Temporary lighting for agricultural activities of a limited duration, not including unshielded arena lights.
- k. Except as provided below, security lights of any wattage that are controlled by a motion-sensor switch and which do not remain on longer than 10 to 12 minutes after activation.
 - (1) Security lights shall be required to be fully shielded in order to be exempt in compliance with this Subsection.
- l. Light fixtures shown on construction plans associated with building permits approved prior to the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)) are excluded from compliance with this Subsection for the initial installation only.
- m. Solar walkway lights.

6. General requirements. All light fixtures that require a County permit prior to installation shall be subject to the following general requirements:

- a. All outdoor light fixtures installed after the effective date of this Subsection C (see Subsection C.9 (Effective date of Subsection C)) and thereafter maintained upon private property, public property, or within the public right-of way shall be fully shielded (full cutoff).
 - (1) Within the Summerland Community Plan Area, sign illumination shall only illuminate the signage and shall not spill into adjacent areas.

- b. All replaced or repaired lighting fixtures requiring a permit shall be subject to the requirements of this Subsection C.
- c. Light trespass and glare shall be reduced to the maximum extent feasible through downward directional lighting methods.
- d. Externally illuminated signs, advertising displays and building identification shall use top mounted light fixtures which shine downward and are fully shielded (full cutoff).
- e. Outdoor light fixtures used for outdoor recreational facilities shall be fully shielded (full cutoff) except when such shielding would cause impairment to the visibility required in the intended recreational activity. In such cases, partially shielded fixtures and downward lighting methods shall be utilized to limit light pollution, glare, and light trespass to a reasonable level as determined by the Director.
- f. Illumination from recreational facility light fixtures shall be shielded to minimize glare extending towards roadways where impairment of motorist vision might cause a hazard.
- g. Within the Gaviota Coast Plan Area, all lighting fixtures shall be installed at the lowest height required to achieve the design purpose of the lighting fixture.

7. Submittal of plans and evidence of compliance. Any application for a permit that includes outdoor light fixtures (except for exempt fixtures in compliance with Subsection C.5) shall include evidence that the proposed outdoor lighting will comply with this Subsection C. The application shall include:

- a. Plans showing the locations of all outdoor lighting fixtures.
- b. Description of the outdoor lighting fixtures including manufacturers catalog cuts and drawings. Descriptions and drawings should include lamp or bulb type, wattage, lumen output, beam angle, and shielding.

The above plans and descriptions shall be sufficiently complete to enable the plan examiner to readily determine whether compliance with the requirements of this Subsection C have been met.

8. Temporary exemption. The following temporary exemptions shall not be allowed within the Mission Canyon Community Plan area.

- a. The Director may grant a temporary exemption, as defined herein, for such activities, including, but not limited to circuses, fairs, carnivals, sporting events, and promotional activities, only if all of the following findings are first made:
 - (1) The purpose for which the lighting is proposed is not intended to extend beyond 30 days.
 - (2) The proposed lighting is designed in such a manner as to minimize light pollution as much as feasible.
 - (3) The proposed lighting will comply with the general intent of this article.
- b. The application for a temporary exemption shall at a minimum include all of the following information:
 - (1) Name and address of applicant and property owner.
 - (2) Location of proposed fixtures.
 - (3) Type, wattage and lumen output of lamp(s).
 - (4) Type and shielding of proposed features.
 - (5) Intended use of lighting.
 - (6) Duration of time for requested exemption.
 - (7) The nature of the exemption.

(8) Such other information as the Department may request.

9. Effective date of Subsection C.

- a. Gaviota Coast Plan area.** The effective date of Subsection C for the Gaviota Coast Plan area is [effective date of this ordinance].
- a-b. Eastern Goleta Valley Community Plan area.** The effective date of Subsection C for the Eastern Goleta Valley Community Plan area is November 20, 2015.
- b-c. Mission Canyon Community Plan area.** The effective date of Subsection C for the Mission Canyon Community Plan area is May 2, 2014.
- e-d. Santa Ynez Community Plan area.** The effective date of Subsection C for the Santa Ynez Community Plan area is November 5, 2009.
- d-e. Summerland Community Plan area.** The effective date of Subsection C for the Summerland Community Plan area is June 6, 2014.

SECTION 15:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.040, Agricultural Processing Facilities, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.040 - Agricultural Processing Facilities

- A. Purpose and applicability.** This Section establishes standards and procedures for agricultural processing facilities, where allowed by [Article 35.2 \(Zones and Allowable Land Uses\)](#) and by Subsection C (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.
- B. Standards.** This Subsection B (Standards) does not apply to uses allowed in compliance by Subsection C (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.
 - 1. Agricultural processing facilities shall be subject to the following standards.
 - a. The facility may be used for the sorting, cleaning, packing, freezing, milling, bottling and storage of horticultural and agricultural products (other than animals) grown on or off the premises preparatory to wholesale or the retail sale and/or shipment in their natural form or in a milled liquid form.
 - b. Agricultural processing that includes milling and/or bottling of horticultural or agricultural products shall be limited to the following standards:
 - (1) Agricultural processing is limited to simple mechanical processing to convert fruit from a solid to a liquid without additives, chemical reactions or changes in natural ambient temperatures.
 - (2) Milling of agricultural products shall not generate wastewater discharges, or hazardous wastes.
 - (3) All process water and waste material from milling shall be managed onsite as recycled irrigation water or organic compost. Exceptions are permissible in those unusual circumstances where some process water and/or waste material may be legally discharged into a sanitary sewer system, or legally disposed of as a solid waste (e.g., in those cases involving an unexpected contaminant).
 - (4) Milling of horticultural or agricultural products from offsite sources shall be limited to no more than 49 percent of the total volume of milled products on the facility premises, and where such premises comprise more than one legal parcel, at least five percent of

the total volume of milled products shall be harvested from the legal parcel upon which the processing operation is located.

- (5) The legal parcel on which the processing occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (6) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one acre.
 - (7) Onsite retail sales of any product resulting from the agricultural processing are not allowed.
- c. 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 that are located within 25 miles of the boundaries of the County.
 - d. 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 the County for local processing, distribution, or sale. ~~In the Coastal Zone, on lands zoned AG-I, these facilities shall be restricted to serving South Coast Agriculture.~~
 - e. Products processed at the facility are determined by the review authority to be the same as or similar to products grown on the premises where the facility is located or on other local agricultural lands located within 25 miles of the boundaries of the County.
 - f. The facility and products shall be consistent with the Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - g. This type of facility shall not be located on prime soils unless an alternative location on nonprime soils does not exist within a reasonable distance of the proposed site.
2. Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing are allowed within the Rural Area as designated on the Comprehensive Plan maps and designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with [Section 35.82.080 \(Development Plans\)](#).

C. Specific allowable uses and development standards for the Gaviota Coast Planning Area.

- 1. Purpose and Intent.** This Subsection C lists the agricultural processing facilities that may be allowed on lots zoned Agricultural II zone (AG-II) located within the Gaviota Coast Plan area, determines the type of planning permit required for each type of facility, and provides development standards related to the intensity of the proposed facility. The intent is to provide for flexibility in the development of agricultural processing facilities that are accessory to and supportive of agriculture while promoting orderly development of these facilities, and to ensure their compatibility with surrounding land uses in order to protect the public health and safety, while preventing impacts to natural, cultural, and visual resources.
- 2. Permit requirements and development standards for specific land uses.** This Subsection C.2 provides the permit requirements and development standards for specific agricultural processing uses allowed within the Gaviota Coast Plan area. The uses listed below are in addition to the uses listed in Table 2-1 (Allowed Land Uses and Permit Requirements for Agricultural Zones). A land use and/or activity addressed by this Section shall comply with the provisions of each subsection applicable to the specific use in addition to all other applicable provisions of this Development Code.
 - a. Product preparation.** Product preparation includes drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain.

- (1) A Product preparation operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
 - (a) The operation is incidental to agricultural operations located on the same lot that the product preparation operation is located on.
 - (b) All of the material used in the operation shall originate from the premises.
 - (c) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any preparation allowed in compliance with this Section.
 - (d) The preparation facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the product preparation operation is located on, or one acre, whichever is smaller.
 - (e) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (f) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- (2) A Product preparation operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies with the following development standards.
 - (a) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (b) Products from offsite sources shall be limited to no more than 49 percent of the total volume of products prepared on the facility premises.
 - (c) The premises where the preparation occurs is planted with the source product prior to the commencement of any preparation allowed in compliance within this section.
 - (d) The preparation facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (e) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net area.
 - (f) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (g) The operation will comply with Section 35.28.070 (Critical Viewshed Corridor (CVC) Overlay), if applicable.
- (3) A Product preparation operation that may not be allowed in compliance with Subsections C.2.a.(1) and C.2.a.(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

b. Small scale processing – beyond the raw state.

- (1) A Small scale processing operation may be allowed with an exemption in compliance with

35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.

- (a) The operation is incidental to agricultural operations located on the same lot that the operation is located on.
 - (b) All of the material used in the operation shall originate from the premises.
 - (c) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (d) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the small scale processing is located on, or one acre, whichever is smaller.
 - (e) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (f) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- (2) A Small scale processing operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies with the following development standards.
- (a) The operation is incidental to agricultural operations located on the same lot that the operation is located on.
 - (b) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (c) No more than 49 percent of the total volume of processed products shall be from horticultural or agricultural products that do not originate from the premises that the operation is located on.
 - (d) The lot on which the operation occurs is planted with the horticultural or agricultural product prior to the commencement of any processing allowed in compliance with this Section.
 - (e) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the small scale processing is locate on, or one acre, whichever is smaller.
 - (f) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net floor area.
 - (g) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the lot(s) that the operation is located on or adjacent lot(s).
 - (h) The operation will comply with Section 35.28.070 (Critical Viewshed Corridor (CVC) Overlay), if applicable.
- (3) A Small scale processing operation that may not be allowed in compliance with Subsections C.2.b(1) and C.2.b(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

c. Tree nut hulling.

- (1) A Tree nut hulling operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
 - (a) All of the material used in the operation shall originate from the premises that the operation is located on.
 - (b) The lot on which the operation occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (c) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the lot that the tree nut hulling facility, or one acre, whichever is smaller.
 - (d) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
 - (e) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- (2) A Tree nut hulling operation may be allowed in compliance with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) if the operation complies with the following development standards.
 - (a) All of the material used in the operation shall originate within San Luis Obispo, Santa Barbara and Ventura counties.
 - (b) Material from offsite sources shall be limited to no more than 49 percent of the total volume of products processed on the facility premises.
 - (c) The premises where the processing occurs is planted with the source product prior to the commencement of any processing allowed in compliance within this section.
 - (d) The processing facility and any facilities devoted to ancillary activities such as wholesale sales and marketing, and parking, are limited to one percent of the premises, or one acre, whichever is smaller.
 - (e) Any new structure proposed as part of the operation shall be less than 3,000 square feet in net floor area.
 - (f) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the lot(s) that the operation is located on or adjacent lot(s).
 - (g) The operation will comply with Section 35.28.070 (Critical Viewshed Corridor (CVC) Overlay), if applicable.
- (3) A Tree nut hulling operation that may not be allowed in compliance with Subsections C.2.c(1) and C.2.c(2), above, may be allowed in compliance with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
 - (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

SECTION 16:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby

amended to amend Section 35.42.050, Agricultural Product Sales, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.050 - Agricultural Product Sales

- A. Purpose.** The purpose of this Section is to provide development and operational standards for the retail sale of agricultural commodities on property that is zoned to allow and is primarily used for agricultural activities and to promote the orderly development of such agricultural sales within the County and ensure their compatibility with surrounding land uses in order to protect and maintain the public health and safety and natural and visual resources.
- B. Accessory use.** Agricultural product sales shall be allowed only where the primary use of the lot is agriculture and the lot is located ~~in~~ either:
1. In a zone as specified in Subsection C. (Permit Requirements) below, or
 2. In the Gaviota Coast Plan area and the agricultural product sales is allowed in compliance with Subsection E (Specific allowable uses and development standards for the Gaviota Coast Planning Area), below.
- C. Permit requirements.** This Subsection C. does not apply to uses allowed in compliance with Subsection E (Specific allowable uses and development standards for the Gaviota Coast Plan area), below. An appropriate application shall be filed with the Department as provided below. Additional permits may be required by other provisions of this Development Code (e.g., for structures accessory to the agricultural sales). Prior to the issuance of a ~~Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances)~~, a permit for the sale of agricultural products shall be obtained from the Department of Public Health (Title 17, California Administrative Code Section 13653) if required.
1. Within the AG-I, AG-II, RR, M-1, M-2, ~~M-CD~~, and M-CR zones, the following activities shall be exempt from the requirement to obtain a ~~Coastal Development Permit or Land Use Permit~~ provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below. ~~However, within the Coastal Zone the following activities shall be exempt from the requirement to obtain a Coastal Development Permit only if the development will: (1) not be located within or adjacent to a wetland, beach, environmentally sensitive habitat area or on or within 50 feet of a coastal bluff; and (2) not result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights); and (3) not result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.~~
 - a. Sales of agricultural products, operated by a single proprietor, and either grown (1) onsite, or (2) on other property located within the County that is either owned or leased by the same owner or lessee of the lot on which the sales occur, or (3) on other property within a 25-mile radius of the lot on which the sales occur. This includes operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms).
 - b. Sales of ornamental trees, shrubs and plants, grown in containers that may be imported from off-site, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is limited to 10,000 square feet.
 - c. Sales of imported vegetative holiday sales products (e.g., pumpkins, Christmas trees) provided the area to which the public has access is limited to 10,000 square feet.
 2. Within the AG-I, AG-II, RR, M-1, M-2, ~~M-CD~~, and M-CR zones, Development Plan approval by the Director in compliance with [Section 35.82.080 \(Development Plans\)](#) is required for the sales of ornamental trees, shrubs and plants, grown in containers, including incidental sale of garden and

landscape materials and equipment, and including retail sales directly to members of the public provided the area to which the public has access is greater than 10,000 square feet.

3. Within the R-1, R-2, DR, PRD and CH zones, the following activities require Conditional Use Permit approval in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#):

- a. Sales of agricultural products, operated by a single proprietor, and either (1) grown predominantly onsite or (2) on other property within a 25-mile radius of the lot on which the sales occur. This includes operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms).

4. NTS zone.

- a. ~~**Coastal Zone.** Within the Coastal Zone, the sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Coastal Development Permit or Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below and only if the activity will not:~~

- (1) ~~Be located within or adjacent to a wetland, beach, environmentally sensitive habitat area or on or within 50 feet of a coastal bluff.~~
- (2) ~~Result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights).~~
- (3) ~~Result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.~~

- b. ~~**Inland area.** Within the Inland area, the~~ The sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below.

D. Standards. This Subsection D. does not apply to uses allowed in compliance with Subsection E (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.

1. ~~In the Coastal Zone, if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 200 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.~~
2. ~~In the Inland area, except~~ Except on a lot zoned NTS, if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 600 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
 - a. On a lot zoned NTS if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 200 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
- 3-2. The area devoted to retail sales of non-plant materials, if allowed, shall be limited to a single location no greater than 300 square feet in area. Product inventory related to the retail sales of non-plant materials may be stored separately and the area devoted to storage shall not be included within the 300 square feet, provided the inventory storage area is neither visible nor accessible to the public.
- 4-3. Parking shall be provided as follows:
 - a. All parking areas, except as provided in Subsection 4.b below shall be constructed in compliance with the following:

- ~~(1) Within the Coastal Zone, all parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface.~~
 - ~~(a) Non permeable surfacing materials (such as asphalt, concrete, or chip seal) may be used only if necessary to comply with the disabled access requirements of Title 24 of the California Code of Regulations as applicable.~~
 - ~~(b) The use of any non permeable surface materials shall be the minimum necessary to comply with requirements for the provision of disabled access.~~
 - ~~(2) Within the Inland area, all All parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface.~~
- b. Parking areas associated with short-term, seasonal sales may be unimproved; however, dust generation shall not be allowed to become a nuisance and shall be kept to a minimum through the periodic wetting of the surface.
 - c. Parking areas shall comply with the applicable disabled access requirements of Title 24 of the California Code of Regulations.
 - d. Parking shall not be allowed within any adjacent road rights-of-way or trail easements.
- ~~5-4.~~ Ingress and egress to the agricultural sales area shall be clearly visible, and turning movements into the premises from adjacent road rights-of-way shall not create congestion or cause unnecessary slowing at access points.
- ~~6-5.~~ Signs advertising the sale of agricultural products shall be in compliance with [Chapter 35.38 \(Sign Standards\)](#).
- ~~7-6.~~ An agricultural product sales establishment and operation shall comply with applicable Sections of the Uniform Building Code and the Uniform Fire Code as adopted by the County.
- ~~8-7.~~ Structures that are not used for a period of 12 months shall be removed within the three months following the 12 months of non-use.
- ~~9-8.~~ Exterior lighting fixtures associated with the agricultural sales area shall be of a low intensity, low glare design, and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
- ~~10-9.~~ In addition to the development standards listed above, the following development standards shall also apply to agricultural sales on property zoned R-1, R-2, DR, PRD and CH:
- a. The lot upon which the agricultural sales occur shall consist of a minimum of two acres (gross).
 - b. If a structure is required for the sale of agricultural products, the sale shall be conducted either within an existing accessory structure or from a separate stand not to exceed 200 square feet of sales and storage area, except that if the premises consist of five or more contiguous acres, the structure shall not exceed 600 square feet.
 - c. Only one stand shall be allowed on the premises.
 - d. New structures shall be subject to Design Review in compliance with [Section 35.82.070 \(Design Review\)](#).
 - e. Parking shall be provided in compliance with [Section 35.36.100 \(Standards for Residential Zones and Uses\)](#) and [Section 35.36.110 \(Standards for Nonresidential Zones and Uses\)](#).

E. ~~Noticing.~~ ~~Notice of the pending decision on a Development Plan required by Subsection C.2 above, and~~

~~processed in compliance with [Section 35.82.080 \(Development Plans\)](#), shall be provided in compliance with [Chapter 35.106 \(Noticing and Public Hearings\)](#).~~

Specific allowable uses and development standards for the Gaviota Coast Planning area. The following use may be allowed in the Gaviota Coast Planning area in addition to agricultural product sales allowed in compliance with Subsection C (Permit requirements), above.

1. Farmstands.

- a. A Farmstand operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) if the operation complies with the following development standards.
 - (1) The operation is incidental to agricultural operations located on the same premises that the operation is located on.
 - (2) Including operations where customers have access to the growing areas and pick the product themselves (e.g., Christmas tree farms, pumpkin patches, apple or fruit picking farms), the operation is operated by a single proprietor and sales of agricultural products are limited to those that are either grown:
 - (a) Onsite, or
 - (b) On other property located within the County that is either owned or leased by the same owner or lessee of the lot on which the sales occur, or
 - (c) On other property located within a 25-mile radius of the lot on which the sales occur.
 - (3) Sales of ornamental trees, shrubs and plants, grown in containers that may be imported from off-site, including incidental sale of garden and landscape materials and equipment, and including retail sales directly to members of the public are allowed provided the area to which the public has access is limited to 10,000 square feet.
 - (4) Sales of imported vegetative holiday sales products (e.g., pumpkins, Christmas trees) are allowed provided the area to which the public has access is limited to 10,000 square feet.
 - (5) If a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 800 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.
 - (6) The sale of artisanal crafts created within Santa Barbara County is allowed if subordinate to farmstand sales. The area devoted to the sale of artisanal crafts is limited to 20 percent of the gross floor area of the farmstand.
 - (7) The area devoted to retail sales of non-plant materials shall be limited to a single location no greater than 300 square feet in area. Product inventory related to the retail sales of non-plant materials may be stored separately and the area devoted to storage shall not be included within the 300 square feet, provided the inventory storage area is neither visible nor accessible to the public.
 - (8) The area devoted to the sale of bottled water, sodas, and other non-hazardous products that are produced off-site and comply with the California State Farm Standards Regulations is limited to 50 square feet.
 - (9) All parking areas shall have an all-weather surface consisting of a minimum of crushed rock, asphalt, chip seal, concrete, brick, or other masonry paving units or equivalent surface. Non-permeable surfacing materials (such as asphalt, concrete, or chip seal) may be used only if necessary to comply with the disabled access requirements of Title 24 of the California Code of Regulations as applicable. The use of any non-permeable

surface materials shall be the minimum necessary to comply with requirements for the provision of disabled access.

(10) Parking and parking areas.

- (a) Parking areas associated with short-term, seasonal sales may be unimproved; however, dust generation shall not be allowed to become a nuisance and shall be kept to a minimum through the periodic wetting of the surface.
 - (b) Parking areas shall comply with the applicable disabled access requirements of Title 24 of the California Code of Regulations.
 - (c) Parking shall not be allowed within any adjacent road rights-of-way or trail easements.
- (11) Ingress and egress to the agricultural sales area shall be clearly visible, and turning movements into the premises from adjacent road rights-of-way shall not create congestion or cause unnecessary slowing at access points.
 - (12) Direct access to Farmstand sales area from an at-grade crossing with Highway 101 shall be prohibited.
 - (13) Signs advertising the sale of agricultural products shall be in compliance with Chapter 35.38 (Sign Standards).
 - (14) An agricultural product sales establishment and operation shall comply with applicable Sections of the Uniform Building Code and the Uniform Fire Code as adopted by the County.
 - (15) Structures that are not used for a period of 12 months shall be removed within the three months following the 12 months of non-use.
 - (16) Exterior lighting fixtures associated with the agricultural sales area shall be of a low intensity, low glare design, and shall be shielded with full cut-off design and directed downward so that neither the lamp nor the related reflector interior surface is visible from any location off of the project site in order to prevent spill over onto adjacent lots under separate ownership. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction.
 - (17) The Farmstand operation shall not be located within or adjacent to environmentally sensitive habitat area.
 - (18) The Farmstand operation shall not result in any potential adverse effects to public hiking and equestrian trails.
 - (19) The Farmstand operation shall not result in significant adverse impacts to scenic views from parklands, public viewing areas, and public roadways.

SECTION 17:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.100, Composting Facilities, of Chapter 35.42, Standards for Specific Land Uses, to add a new Subsection C titled “Additional findings for the Gaviota Coast Plan Area” and to read as follows:

- C. Additional findings for the Gaviota Coast Plan Area.** In addition to the findings required in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) before the approval of a Conditional Use Permit for a composting facility the review-authority shall make all of the following findings:

1. The facility will not result in significant adverse impacts to visual resources.
2. The facility will not include a new at-grade crossing of Highway 101.

SECTION 18:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.140, Greenhouses, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.140 - Greenhouses

- A. Purpose and applicability.** This Section provides standards for the establishment of greenhouses where allowed by [Article 35.2 \(Zones and Allowable Land Uses\)](#).
- B. Greenhouses in agricultural zones.**

1. **Less than 20,000 square feet, AG-I zone.** For greenhouses and greenhouse related development that are less than 20,000 square feet in area and are located within AG-I zone, the following requirements and standards shall apply:
 - a. **Landscaping.** Landscaping plans shall be required in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).
 - ~~b. **Setbacks.** In the Coastal Zone no greenhouse or greenhouse related structure shall be located within 30 feet of the right of way line of any street nor within 50 feet of the lot line of a lot zoned residential. On lots containing five or more gross acres, an additional setback of 30 feet from the lot lines of the lot on which the structure is located shall be required.~~
 - ~~c. **Lot coverage.** In the Coastal Zone the maximum net lot coverage for all greenhouses and greenhouse related development shall be as follows:~~

Lot Size	Maximum Lot Coverage
Less than 5 acres	75 percent
5 to 9.99 acres	70 percent
10 acres or more	65 percent

2. **20,000 square feet or more.** For greenhouses and greenhouse related development that are 20,000 square feet in area or more and all additions, which when added to existing development, total 20,000 square feet or more, the following requirements and standards shall apply:
 - a. **Development Plans.** In all agricultural zones, approval of a Development Plan shall be required in compliance with [Section 35.82.080 \(Development Plans\)](#).
 - (1) ~~**Coastal Zone.** For greenhouses and greenhouse related development in agricultural zones within the Coastal Zone the submittal requirements in [Section 35.82.080 \(Development Plans\)](#) shall apply.~~
 - (2) ~~**Inland area.** For greenhouses in agricultural zones within the inland area the submittal requirements in [Section 35.82.080 \(Development Plans\)](#) shall be waived. Development Plan applications shall instead include a plot plan of the proposed development drawn to scale showing the following:~~
 - (a) Gross acreage and boundaries of the property.
 - (b) Location of all existing and proposed structures, their use, and square footage of each structure.
 - (c) Landscaping.

- (d) Location and number of parking spaces.
- (e) Location of driveways and adjacent streets.

b. Landscaping.

- (1) **AG-I zone.** Landscaping plans shall be required in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).
- (2) **AG-II zone.** Landscaping plans shall be required in compliance with [Chapter 35.34 \(Landscaping Standards\)](#).

~~e. **Setbacks, AG-I zone.** For lots zoned AG I and located within the Coastal Zone no greenhouse or greenhouse related structure shall be located within 30 feet of the right of way line of any street nor within 50 feet of the lot line of a lot zoned residential. On lots containing five or more gross acres, an additional setback of 30 feet from the lot lines of the lot on which the structure is located shall be required.~~

~~d. **Lot coverage, AG-I zone.** For lots zoned AG I and located within the Coastal Zone the maximum net lot coverage for all greenhouses and greenhouse related development shall be as follows:~~

Lot Size	Maximum Lot Coverage
Less than 5 acres	75 percent
5 to 9.99 acres	70 percent
10 acres or more	65 percent

C. Greenhouses in overlay zones. ~~The regulations of the Carpinteria Agricultural (CA) Overlay zone in [Section 35.28.070](#) shall apply to greenhouses and greenhouse related development in Carpinteria Valley.~~

Greenhouses are limited to 4,000 square feet per lot when located within the Critical Viewshed Corridor Overlay in the Gaviota Coast Plan Area.

D. Greenhouses in residential and special purposes zones.

- 1. **300 square feet or less in size.** In the R-1/E-1, R-2, EX-1, DR, MU, ~~and OT-R, SR-M and SR-H~~ zones, the following standards shall apply to greenhouses not exceeding 300 square feet in area:
 - a. Greenhouse structures shall be used only for the propagation and cultivation of plants.
 - b. No advertising signs, commercial display rooms, or sales stands shall be maintained.
- 2. **Greenhouses exceeding 300 square feet and less than 800 square feet (Inland area).** In the R-1/E-1, R-2 and EX-1 zones, no advertising signs, commercial display rooms, or sales stands shall be maintained in association with greenhouses that exceed 300 square feet and are less than 800 square feet that are located in the Inland area.
- 3. **Greenhouses exceeding 300 square feet within the RR zone.**
 - a. ~~**Coastal Zone.** Greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the requirements applicable to greenhouses in AG I zone as outlined in Subsection B. (Greenhouses in agricultural zones) above.~~
 - b. ~~**Inland area.** Greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the landscaping requirements in compliance with [Section 35.34.050 \(Agricultural Zones Landscaping Requirements\)](#).~~
- 4. ~~**Greenhouses in TC zone.** In the TC zone, greenhouses, hothouses, other plant protection structures and related development (i.e., packing sheds, parking, driveways) shall be subject to the~~

~~requirements applicable to greenhouses in AG I zone as outlined in Subsection B. (Greenhouses in agricultural zones) above.~~

SECTION 19:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.240, Rural Recreation, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.240 - Rural Recreation

- A. Purpose and applicability.** This Section provides standards for rural recreation, where allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#).
- B. Allowable uses and permit requirement.**
- ~~1. **Coastal Zone.** Low intensity recreational development (e.g., hiking trails, public riding stables, recreational camps, campgrounds, retreats, and guest ranches) may be allowed subject to a Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) provided the development complies with the applicable standards included in Subsection C below.~~
 - ~~2. **Inland area.** Low-intensity recreational development (e.g., recreational camps, hostels, campgrounds, retreats, and guest ranches, trout farms, rifle range, and duck shooting farms) may be allowed subject to a Conditional Use Permit in compliance with [Section 35.82.060 \(Conditional Use Permits and Minor Conditional Use Permits\)](#) provided the development complies with the applicable standards included in Subsection C. (Standards) below.~~
- C. Standards.**
- ~~1. **AG-II and AG-II-CZ zones.** The following development standards shall apply to projects located in the AG-II and AG-II-CZ zones not including projects allowed in compliance with Subsection D (Specific allowable uses and development standards for the Gaviota Coast Plan area), below.~~
 - 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.
 - d. Does not require an expansion of urban services that shall increase pressure for conversion of the affected agricultural lands.
 - ~~2. **RMZ, RMZ-CZ, and MT-TORO and MT-TORO-CZ zones.** The following development standards shall apply to projects located in the RMZ, RMZ-CZ, and MT-TORO and MT-TORO-CZ zones.~~
 - ~~a. **Retreats.**~~
 - ~~(1) Groups may be assembled for periods of not to exceed 21 days.~~
 - ~~(2) When retreats are located within Rural Areas as designated on the Comprehensive Plan maps, the retreat must require or benefit from a location surrounded by open land and the facility development shall be limited and subordinate to the character of the surrounding natural environment.~~
 - b. Rural recreation development shall not contain accommodations for recreational vehicles if located in the RMZ, RMZ-CZ, and MT-TORO and MT-TORO-CZ zones.

D. Specific allowable uses and development standards for the Gaviota Coast Plan area. The following allowable uses, permit requirement and development standards shall apply to projects located in the Gaviota Coast Plan area on property zoned AG-II. These uses are in addition to uses allowed in compliance with Subsection B (Allowable uses and permit requirement), above.

1. Campgrounds.

- a. A Campground operation may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
- (1) The project does not include any of the following:
 - (a) New grading or structures that would require a grading or planning permit. This does not apply to grading and structures that are required in order to comply with the requirements of the Public Health Department in regards to the provision of sufficient potable water and onsite wastewater disposal.
 - (b) Electrical hookups for vehicles including recreational vehicles and trailers.
 - (c) New impervious surfaces.
 - (2) The project is not located on property zoned with the Critical Viewshed Corridor Overlay unless the Director determines that the location of the campground is not visible from Highway 101 due to natural intervening topography.
 - (3) There are no more than 10 campsites.
 - (a) No more than two vehicles shall be parked at each campsite.
 - (b) A maximum of one-half of the total number of campsites may be used at any one time for the parking of not more than two recreational vehicles or trailers per site. Recreational vehicles and trailers shall not exceed 25 feet in length.
 - (4) Stays are limited to a maximum of 14 days per person per year.
 - (5) The use will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (6) Prior to the approval of a Land Use Permit approved in compliance with Section 35.82.110 (Land Use Permits), the plans for the Campground operation shall reviewed and approved by:
 - (a) The Public Health Department in regards to the provision of sufficient potable water and onsite wastewater disposal.
 - (b) The County Fire Department in regards to fire safety.
- b. A Campground operation that may not be allowed in compliance with Subsection D.1.a. above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

2. Farmstay.

- a. A Farmstay operation may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
- (1) The operation is located on a single lot of 40 acres or greater and the entire lot is located in the AG-II zone. Only one Farmstay operation may be allowed on a lot.

- (2) The operation is housed in a single permitted or nonconforming dwelling existing as of [the effective date of this ordinance].
 - (3) The primary purpose of the Farmstay operation shall be the education of registered guests regarding the agricultural operations on the lot. Lodging and meals are incidental and not the primary function of the Farmstay operation.
 - (a) The maximum number of registered guests that can be accommodated shall be 15 per night and they shall be accommodated in no more than six bedrooms. Only registered guests may utilize the accommodations overnight.
 - (b) Food service is only available to registered guests of the operation. The cost of any food provided shall be included in the total price for accommodation and not be charged separately.
 - (4) The operation shall be consistent with the compatibility guidelines set forth in Uniform Rule Two (Compatible Uses within Agricultural Preserves) of the County Uniform Rules for Agricultural Preserves and Farmland Security Zones.
 - (a) If a Farmstay operation is proposed on a lot not subject to a contract executed in accordance with the County Uniform Rules for Agricultural Preserves and Farmland Security Zones, then the applicable review authority shall determine if the operation will be consistent with the compatibility guidelines.
 - (5) The operation is located on, and is part of, a farm or ranch operation that produces agricultural products, and the Farmstay operation:
 - (a) Does not constitute the principal land use of the premises, and
 - (b) Is beneficial and inherently related to the farm or ranch operation.
 - (6) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot or adjacent lot(s).
 - (7) No sign(s) located on the premises on which the Farmstay operation is located shall advertise or otherwise identify the existence of the Farmstay operation.
- b. A Farmstay operation that may not be allowed in compliance with Subsection D.3.a., above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

3. Fishing operation.

- a. A Fishing operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) provided the operation complies with the following development standards:
 - (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- b. A Fishing operation that may not be allowed in compliance with Subsection D.3.a, above, may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:

- (1) The operation is limited to 20 participants daily.
 - (2) The floor area (gross) of any new structure is less than 600 square feet.
 - (3) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
- c. A Fishing operation that may not be allowed in compliance with Subsections D.3.a or D.3.b, above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (1) The operation will not result in significant adverse impacts to visual resources.
 - (2) The operation will not include a new at-grade crossing of Highway 101.

4. Horseback riding.

- a. A Horseback riding operation may be allowed with an exemption in compliance with 35.20.040 (Exemptions from Planning Permit Requirements) provided the operation complies with the following development standards:
- (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The operation does not propose the construction of any new structure(s) or any additions to existing structures that would require a planning permit or new water or wastewater permit.
- b. A Horseback riding operation that may not be allowed in compliance with Subsection D.4.a., above, may be allowed with a Land Use Permit issued in compliance with Section 35.82.110 (Land Use Permits) provided the operation complies with the following development standards:
- (1) The operation is limited to 20 participants daily.
 - (2) The operation will not significantly compromise the long-term productive agricultural capability or natural resources of the subject lot(s) or adjacent lot(s).
 - (3) The floor area (gross) of any new structure associated with the operation is less than 1,200 square feet.
- c. A Horseback riding operation that may not be allowed in compliance with Subsections D.4.a. or D.4.b., above, may be allowed with a Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided the following additional findings are first made:
- (a) The operation will not result in significant adverse impacts to visual resources.
 - (b) The operation will not include a new at-grade crossing of Highway 101.

SECTION 20:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection B, Applicability, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to read as follows:

B. Applicability.

1. **Board of Architectural Review.** The Board of Architectural Review shall be interpreted to mean the Central County Board of Architectural Review, the Montecito Board of Architectural Review, the North County Board of Architectural Review, and the South County Board of Architectural Review, as these Boards of Architectural Review are established and identified in Article V of Chapter 2 of the County Code. The applicable Board of Architectural Review shall govern the provisions of this Section within their respective jurisdictional areas as established by Article V of Chapter 2 of the County Code.
2. **Design Review action required.** Design Review action shall be required for all of the following:
 - a. Any structure or sign requiring Design Review as specifically provided under the applicable zone regulations of [Article 35.2 \(Zones and Allowable Land Uses\)](#).
 - b. Any structure or sign requiring Design Review as specifically provided under [Article 35.3 \(Site Planning and Other Project Standards\)](#).
 - c. Any structure or sign requiring Design Review as specifically provided under [Article 35.4 \(Standards for Specific Land Uses\)](#).
 - d. Any structure or sign requiring Design Review as specifically provided under [Article 35.5 \(Oil and Gas, Wind Energy and Cogeneration Facilities\)](#).
 - e. Any structure or sign requiring Design Review as specifically provided under [Article 35.6 \(Resource Management\)](#).
 - f. Any structure or sign requiring Design Review as specifically provided under [Article 35.8 \(Planning Permit Procedures\)](#).
 - g. Any structure or sign requiring architectural approval as specifically identified by the Director, Zoning Administrator, Commission, or Board. The Board of Architectural Review shall also render its advice on the exterior architecture of structures and signs to the Director, Zoning Administrator, Commission, or Board when requested to do so.
- ~~3. **Coastal Zone.** In addition to the items identified in Subsection B.2 (Design Review action required) above, for sites located within the Coastal Zone, the provisions of this Section shall also apply to the following:~~
 - ~~a. Any residential structure, including residential accessory structures, located on a lot adjacent to the sea.~~
- 4.3. **Gaviota Coast, Mission Canyon, Summerland and Toro Canyon Plan areas.** In addition to the items identified in Subsection B.2 ~~and Subsection B.3~~, above, for lots located within the Gaviota Coast Plan area, Mission Canyon Community Plan area, Summerland Community Plan area, and the Toro Canyon Area Plan areas, the provisions of this Section shall also apply to:
 - a. Any structure, additions to a structure, or sign.
 - b. **Gaviota Coast Plan area.** Within the Gaviota Coast Plan area, single agricultural structures with a individual gross floor area of less than 5,000 square feet that are in compliance with the following standards are not subject to the requirements of this Section 35.82.070, Design Review:
 - (1) The existing cumulative structural development located on the lot that the structure is proposed to be located on does not exceed a footprint area of 10,000 square feet.
 - (2) The structure(s) complies with the following standards:
 - (a) All exterior lighting is in compliance with the following:
 - (i) The lighting is required for safety purposes only.

- (ii) Light fixtures are fully shielded (full cutoff) and are directed downward to minimize impacts to the rural nighttime character.
 - (iii) Lighting is directed away from habitat areas, nearby residences, public roads and other areas of public use to the extent feasible.
 - (b) The structure uses building materials, earth tone colors, and non-reflective paints that are compatible with the surrounding natural environment to maximize the visual compatibility of the development with surrounding areas.
- b.c. **Summerland Community Plan area.** Within the Summerland Community Plan area, new encroachments of structures, fences, walls, landscaping, etc., into existing public road rights-of-way as part of a project otherwise requiring Design Review in compliance with Section 35.82.070 (Design Review).

SECTION 21:

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection F, Findings, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to add a new Subsection 10 to read as follows:

10. Additional finding required for Design Review applications within the Gaviota Coast Plan area. Where Design Review is required in compliance with Subsection B.3, above, plans for new or altered residential structures and structures that are accessory to residential structures will be in compliance with the Gaviota Coast Plan Design Guidelines, as applicable. The Gaviota Coast Plan Design Guideline, which are intended to serve as a guide only, shall constitute “additional design standards” for purposes of Subsection 35.82.070.F.1.(i).

SECTION 22:

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add the following new definitions of “Agricultural and Natural Resource Educational Experience,” “Artisanal Crafts,” “Aquaponics,” “Composting Operation,” “Farmstand,” “Farmstay,” “Firewood Processing and Sales,” “Fishing,” “Gaviota Coast Plan Area,” “Incentive Dwelling Unit,” “Lumber Processing, Milling,” “Product Preparation,” and “Tree Nut Hulling,” to read as follows:

Agricultural and Natural Resource Educational Experience. An instructional program that integrates academic and technical preparation and includes real-world relevant experiences in areas such as agricultural business, agricultural mechanics, agriscience, animal science, forestry and natural resources, ornamental horticulture, and plant and soil science. Program components may include classroom and laboratory instruction, and supervised agricultural experience projects.

Artisanal Crafts. Anything handmade and designed by a person skilled in an applied art; examples include glass blowing, jewelry making, leatherworking, metalworking, pottery, and woodworking.

Aquaponics. A closed system of aquaculture in which the waste produced by farmed fish or other aquatic creatures supplies the nutrients for plants grown hydroponically which in turn purify the water in the system.

Composting Operation. A commercial facility that produces compost from the organic material fraction of the waste stream and is permitted, designed, and operated in compliance with the applicable regulations in California Code of Regulations, Title 14, Division 7.

Farmstand. A stand, which may be of permanent or temporary construction, that sells farm produce and other incidental items.

Farmstay. A type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Such an operation may include interactive activities where guests participate in basic farm or ranch operations such as collecting eggs and feeding animals, or a work exchange agreement where the guest works a set number of hours in exchange for free or reduced rate accommodation.

Firewood Processing and Sales. The conversion of raw plant material into firewood and the sale thereof.

Fishing. The activity of catching fish, either for food or as a sport.

Gaviota Coast Plan Area. That portion of the County located within the boundaries of the Gaviota Coast Plan as shown on the Gaviota Coast Plan Land Use Map.

Incentive dwelling unit. A dwelling unit on a permanent foundation that provides complete, independent living facilities for one or more persons that may be allowed in addition to the principal dwelling on the same lot in exchange for implementing landowner actions consistent with the Gaviota Coast Land Use Incentive Program. The incentive dwelling unit may either be an attached incentive dwelling unit or detached incentive dwelling unit.

- 1. Attached Incentive Dwelling Unit.** An incentive dwelling unit that shares a common wall with the principal dwelling.
- 2. Detached Incentive Dwelling Unit.** An incentive dwelling unit not attached to the principal dwelling by a common wall.

Lumber Processing, Milling. A facility that produces lumber including dimensional boards and specific shaped items from harvested trees.

Product Preparation. The preparation of agricultural and horticultural product by activities including drying, freezing, pre-cooling, packaging, and milling of flour, feed, and grain to facilitate marketing and wholesale sales.

Tree Nut Hulling. Removing the soft outer hull (also known as the husk) from the nut by manual or mechanical methods.

SECTION 23:

All existing indices, section references, and figure and table numbers contained in Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35. Zoning, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 24:

Except as amended by this Ordinance, Article 35.1, Article 35.2, Article 35.3, Article 35.4, Article 35.8 And Article 35.11, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 25:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News-Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2016, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

PETER ADAM, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By: _____
Deputy County Counsel

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