

Attachment F

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 35.2, 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 NEW REGULATIONS AS PART OF THE SUMMERLAND COMMUNITY PLAN UPDATE.

Case No. 14ORD-00000-00001

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

SECTION 1:

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 amended to amend Table 2-11 - Residential Zones Development Standards of Section 35.23.050, Residential Zones Development Standards, of Chapter 35.23, Residential Zones, to read as follows:

Table 2-11 - Residential Zones Development Standards

Development Feature	Requirement by Zone		
	RR & RR (CZ) Rural Residential	R-1/E-1 & R-1/E-1 (CZ) Single Family Residential	EX-1 & EX-1 (CZ) One-Family Exclusive Residential
Residential density Maximum 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>		
	One one-family dwelling per lot; plus one second unit where allowed in compliance with Section 35.42.230 (Residential Second Units); Farm employee units if allowed by Section 35.23.030 (Residential Zones Allowable Land Uses).		
	The lot shall also comply with Section 35.23.040 (Residential 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 - Primary	50 ft from road centerline and 20 ft from right-of-way, or 20 ft from private easement serving 5 or more lots. Lot within SC-MC overlay – as required by Section 35.28.175 (SC-MC overlay)	75 ft from road centerline; 125 ft from centerline of road with right-of-way of 80 ft or more.
	Front - Secondary	Lot width less than 100 ft - 20% of lot width, 10 ft minimum; Lot width 100 ft or more - Same as primary front setback. Lot within SC-MC overlay – as required by Section 35.28.175 (SC-MC overlay).	
	Side	20 ft; 10% of lot width on a lot of less than 1 acre, with no less than 5 ft or more than 10 ft required.	10% of lot width; except where zoned for minimum lot area of: 2 acre or less - 5 ft minimum, 10 ft maximum required; 3 acre or more - 10 ft minimum, 20 ft maximum required.
Rear	20 ft; 25 ft on a lot of less than 1 acre.	25 ft; 15 ft if rear abuts permanent open space or a street without access.	25 ft.

Development Feature	Requirement by Zone		
	RR & RR (CZ) Rural Residential	R-1/E-1 & R-1/E-1 (CZ) Single Family Residential	EX-1 & EX-1 (CZ) One-Family Exclusive Residential
Accessory structures	See Section 35.42.020 (Accessory Structures and Uses).		
Building separation	None, except as required by Building Code.	5 ft between a dwelling or guesthouse, and another detached structure; otherwise none, except as required by Building Code.	
Height limit	<i>Maximum allowable height of structures except where a lesser height is required by design review or other provisions of this Development Code. See Section 35.30.090 (Height Measurement, Exceptions and Limitations) for height measurement requirements, and height limit exceptions.</i>		
	35 ft. Toro Canyon Plan area - 25 ft for a residential structure.	Coastal - 25 ft. Inland - 35 ft. Toro Canyon Plan area - 25 ft. for a residential structure. Summerland Community Plan area - 25 ft. for a residential structure in the Urban area and Existing Developed Rural Neighborhoods. 16 ft. in the Rural area. See Chapter 35.28.210 (Community Plan Overlays).	Coastal Zone - 25 ft. Inland - 30 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 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 amended to amend Subsection G, Summerland Community Plan area, of Section 35.28.210, Community Plan Overlays, of Chapter 35.28, Overlay Zones, to read as follows:

G. Summerland Community Plan area.

~~1. **Height limits.** The maximum allowable height of structures, per the approved height methodology, shall be 22 feet within the Urban Area and 16 feet within Rural Areas. For the purposes of this Section, "Urban Area" and "Rural Area" are as identified on the Summerland Community Plan Land Use Map. Compliance with the height limitations as identified in the Board of Architectural Review Guidelines for Summerland is required for all development. Exemptions from maximum allowable height are not allowed.~~

~~21. **Floor Area Ratio (FAR).** Proposed development shall not exceed the maximum floor area ratio (FAR) allowed by this Subsection.~~

Floor area limit. Structures subject to this subsection shall not exceed the following maximum floor area limits.

a. **One-family dwellings.** All new one-family dwellings and remodels of and additions to existing one-family dwellings in any zone except Design Residential (DR) shall not exceed are subject to the following maximum FAR limitations, and the limitations provided in Subsection f. (Reduction in maximum FAR) following standards: below.

(1) Lots having a lot area (net) of less than 12,000 square feet. On lots with a lot area (net) of less than 12,000 square feet, the net floor area of structures subject to this Subsection G.1.a shall be in compliance with the following Table 2-28 (One-family

Dwelling Floor Area Limits). The net floor area shall not exceed the amount calculated using the FAR or the Maximum Allowable Square Footage per Lot Area, whichever is less.

Table 2-28 One-family Dwelling Floor Area Limits

<u>Net Lot Area (square feet)</u>	<u>Maximum Allowed FAR</u>	<u>Maximum Allowable Net Floor Area per Lot Area (square feet) Maximum Allowed Floor Area</u>
2,500 s.f. or less	0.50	950 N.A
2,501 s.f. to 3,600 s.f.	0.38	1,296 s.f.
3,601 s.f. to 4,700 s.f.	0.36	1,598 s.f.
4,701 s.f. to 5,800 s.f.	0.34	1,856 s.f.
5,801 s.f. to 6,900 s.f.	0.32	2,070 s.f.
6,901 s.f. to 8,100 s.f.	0.30	2,268 s.f.
8,101 s.f. to 9,400 s.f.	0.28	2,538 s.f.
9,401 s.f. to 10,800 s.f.	0.27	2,808 s.f.
10,801 s.f. to 12,000 s.f.	0.26	3,100 s.f.
<u>More Than 12,000sf</u>	<u>See Note</u>	
<p>Note: The maximum allowable floor area column sets a cap on each category so that there is no overlap between the categories. Each lot may develop to the limits set by the FAR for its lot size, except that lots to the larger end of each category may not develop structures larger than the maximum allowable floor area set for each category. The maximum floor area for lots over 12,000 square feet shall be established as a base of 2,500 square feet plus five percent of the net lot area, with a maximum allowable floor area of 8,000 square feet.</p>		

(2) Lots of 12,000 square feet and greater. On lots with a lot area (net) of 12,000 square feet and greater, the net floor area of structures subject to this Subsection G.1.a shall not exceed 2,500 square feet plus five percent of the net lot area; however, in no case shall the net floor area exceed 8,000 square feet.

(3) See Subsection G.1.b, below, for allowable adjustments to the maximum floor area.

b. Duplexes. The maximum allowed FAR is 0.27 except where reduced in compliance with Subsection f (Reductions in maximum FAR) below. The maximum floor area shall be 3,600 square feet of total living area for both units of the duplex.

c. Commercial and mixed use projects.

(1) The maximum allowed FAR is 0.29 if the entire project is commercial, and 0.35 if it is a mixed use development, except where reduced in compliance with Subsection f (Reductions in maximum FAR) below.

(2) If mixed use, all of the additional floor area allowed over the 0.29 FAR shall be devoted exclusively to residential use.

(3) Commercial projects shall be subject to other county planning and environmental constraints which may have a bearing on the size of the building.

d. Garage and right-of-way FAR limitations and exceptions.

(1) Residential garages. For a residential lot, up to 500 square feet per dwelling unit may be allowed for a two car garage and excluded from the maximum allowed FAR. For a one family lot that is 12,000 square feet or larger, a three car garage of up to 750 square feet may be excluded from the maximum allowed FAR. A garage exceeding these limits may be allowed; however, additional floor area above these limits shall be

counted toward the maximum allowed net floor area of the dwelling. ~~(2) **Commercial and mixed use garages.** For a commercial or mixed use project, up to 500 square feet of garage floor area per 6,000 square feet of lot area may be excluded from the maximum allowed FAR (e.g., a commercial or mixed use project on a 12,000 square foot lot may exclude 1,000 square feet of garage space from the FAR calculations). On a pre-existing lot of less than 6,000 square feet, up to 500 square feet of garage space may be excluded.~~

~~(3) **Abandoned east/west rights of way.** For a lot with an abandoned east/west right of way, the abandoned area may only be credited 50 percent towards the total lot area used in the calculation of the FAR.~~

~~e. **Existing structure that exceeds maximum FAR.** An existing structure that exceeds the maximum allowed FAR may be altered or reconstructed provided that:~~

~~(1) The alterations or reconstruction shall not increase the FAR to an amount greater than was contained in the original structure; and~~

~~(2) The proposal complies with the Board of Architectural Review Guidelines for Summerland in all other respects.~~

~~f. **Reductions in maximum FAR.**~~

~~(1) **Plate height.** The maximum allowed FAR shall be reduced based on the average plate height (the distance between the floor and where the wall intersects with the roof or the floor joists of the story above), to regulate the height and bulk of the building.~~

~~(a) **Lot less than one acre.** The maximum allowed FAR shall be reduced as follows based on the average plate height.~~

Average Plate Height	FAR Reduced By
Up to 9 ft	0%
9 ft. to 10 ft	10%
over 10 ft	20%

~~(b) **Lot of one acre or larger.** A maximum of 40 percent of the floor area shall be allowed to exceed a plate height of nine feet. If more than 40 percent of the floor area exceeds a plate height of nine feet, the excess will be counted as two times the floor area.~~

~~(2) **Understory.** An understory (defined as the portion of the structure between the exposed finished floor and the finished grade, as defined by the latest edition of the Building Code) exceeding four feet in height shall reduce the maximum FAR otherwise allowed as follows:~~

Height of Understory	FAR Reduced By
Over 4 ft	10%
Over 6 ft	20%
8 ft or more	33%

~~A dwelling permitted prior to May 19, 1992 in the Coastal Zone, and June 21, 1992 in the Inland area shall not be subject to the above understory standards as long as a proposed addition conforms with the original building footprint in profile.~~

~~(3) **Residential basements.**~~

~~(a) A residential basement (usable or unused under floor space where the finished~~

floor directly above is no more than four feet above grade, as defined by the latest edition of the Building Code) shall be counted toward the maximum allowed FAR of a dwelling as follows:

First 250 sf. = 0 percent = 0 sf. counted, and 250 sf. does not count toward FAR

Next 250 sf. = 50 percent = 125 sf. counted and 125 sf. does not count toward FAR

Next 300 sf. = 75 percent = 225 sf. counted and 75 sf. does not count toward FAR

Over 800 sf. = 100 percent = all sf. counted toward FAR.

- ~~(b) The floor area that does not count toward the FAR per the above formula may be added to the allowable floor area of the structure; however, the increase in floor area resulting from this formula may be used only once per lot, including lots with multiple unit structures.~~
- ~~(c) A proposed residential structure that does not qualify for a basement credit may add five percent to its maximum allowed FAR, provided that no part of the lowest finished floor over the entire building footprint is more than 18 inches above grade.~~~~(d) A basement shall be counted at 100 percent of its floor area unless there is no second floor on the structure or unless the second floor mass is set back from the downslope face of the first floor by a minimum of 10 feet at all locations.~~

b. Adjustments to maximum allowed floor area.

(1) Accessory structures (detached) on lots less than or equal to 10,000 square feet (net). Except as provided in compliance with Subsection G.1.b.(1)(a), below, the cumulative gross floor area of all detached accessory structures located on a lot less than or equal to 10,000 square feet (net) shall not exceed 500 square feet.

(a) If the dwelling does not include an attached garage, then a detached garage used for the parking of motor vehicles no greater than 500 square feet of floor area (net) may also be allowed in addition to the cumulative floor area (gross) allowed in compliance with Subsection G.1.b.(1), above.

(2) Floor below grade.

(a) The provisions of this subsection only apply to structures with two or more floors.

(b) The amount of floor area of a floor below grade that is included in the net floor area used to determine compliance with the maximum allowed floor area is calculated by multiplying "A" times "B" where:

(i) "A" equals the total floor area below grade as measured from the interior surfaces of exterior walls (see Figure 2-2), and

(ii) "B" equals the floor below grade adjustment which is the percentage of the total wall area of a floor below grade that is exposed (see Figure 2-3) which is determined by dividing the total exposed wall area by the total wall area.

(c) The height of the wall area used to determine the total wall area is measured from the finished floor of the floor below grade to the bottom of the floor joist supporting the floor above, however, only a maximum of 10 feet shall be used in calculating the total wall area.

(d) Except as provided in Subsection (2)(d)(i), below, the height of the exposed exterior wall area used to determine the total exposed wall area is measured to the finished grade adjacent to the exterior wall.

(i) If the grade adjacent to any exterior wall slopes downward, then the height

of the exposed wall area shall be calculated from a point located six feet away from the exterior wall surface or a the property line if the property line is located within six feet of the exterior wall surface. This does not apply to the minimum drainage required to comply with building code requirements.

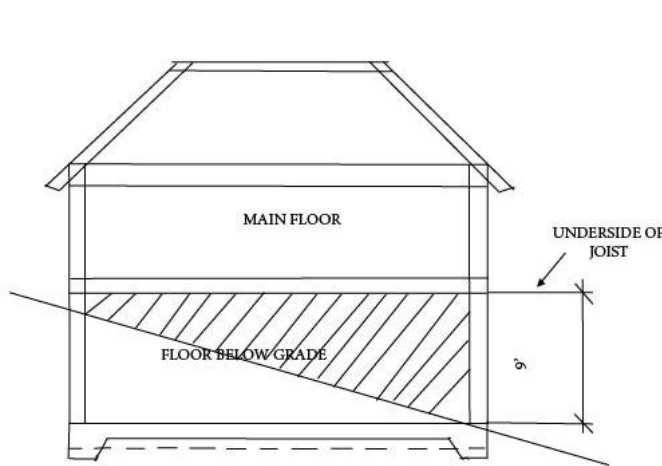


Figure 2-1

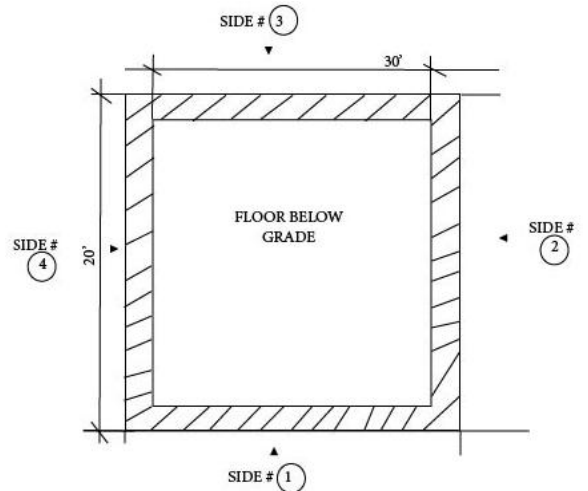


Figure 2-2

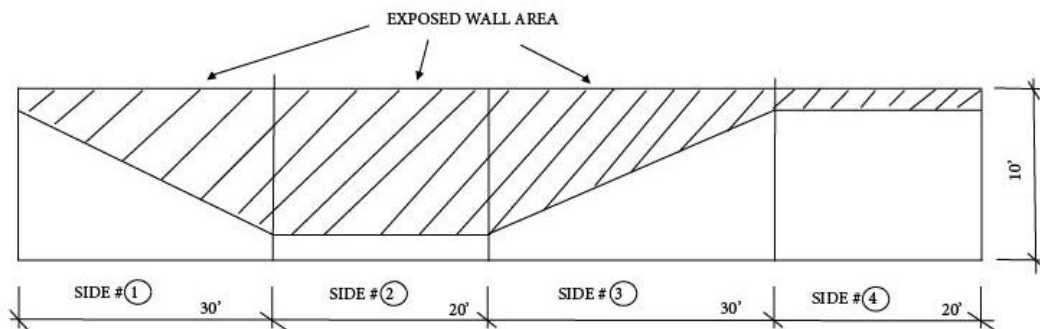


Figure 2-3

(3) Garages attached to a dwelling.

(a) Lots of less than 12,000 square feet (net). On lots with a lot area (net) of less than 12,000 square feet, up to 500 square feet of floor area (net) used as an attached garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with the FAR in Table 2-28 (One-family Dwelling Floor Area Limits), of Subsection G.1.a.(1), above.

(b) Lots of 12,000 square feet (net) or greater. On lots with a lot area (net) of 12,000 square feet or greater, up to 750 square feet of floor area (net) used as an attached garage for the parking of motor vehicles is not included in the net floor area used to determine compliance with Subsection G.1.a.(2), above.

(4) Residential Second Units. Up to 300 square feet of floor area (net) devoted to an attached residential second unit is not included in the net floor area used to determine compliance with Subsection G.1, above.

(5) Transfer of floor area. Up to one-half of the maximum allowed floor area of a principal dwelling may be transferred to an existing or new principal dwelling as follows:

(a) Elimination of potential subdivision. The maximum allowed floor area on a lot that may be subdivided in compliance with the applicable zone in effect as of [effective date of this Ordinance] may be increased in compliance with the following and Subsection G.5 (c), below:

- (i) A Declaration of Restriction acceptable to the County shall be recorded by the property owner prior to the issuance of a building permit to eliminate the subdivision potential of the lot.
- (ii) The increase in the maximum allowed floor area is limited to one-half of the maximum allowed floor area that would otherwise be allowed for a lot that is equal in size to the minimum lot size required in compliance with the applicable zone in effect as of [effective date of this Ordinance].

(b) Elimination of existing lot. The maximum allowed floor area on a lot that cannot be subdivided in compliance with the applicable zone in effect as of [effective date of this Ordinance] may be increased in compliance with the following and Subsection G.5 (c) below:

- (i) The lot is contiguous to a lot that cannot be subdivided in compliance with the applicable zone in effect as of [effective date of this Ordinance].
- (ii) A voluntary merger of the two lots and a Declaration of Restriction acceptable to the County shall be recorded by the property owner prior to the issuance of a building permit to eliminate the subdivision potential of the lot.
- (iii) The increase in the maximum allowed floor area is limited to one-half of the maximum allowed floor area that would otherwise be allowed on either of the lots that are the subject of the voluntary merger.

(c) In no event shall the maximum allowed floor area as adjusted in compliance with Subsections G.5 (a) or G.5 (b) above exceed:

- (i) 12,000 square feet on lots with a lot area (net) of less than 20 acres.
- (ii) 15,000 square feet on lots with a lot area (net) of 20 acres or greater.

c. Existing structures that exceed the maximum allowed floor area. An existing structure that exceeds the maximum allowed floor area (net) may be altered or reconstructed provided that the proposal complies with the Summerland Residential Design Guidelines in all other respects.

2. Parking.

a. Parking spaces required. All new one-family dwellings approved after [effective date of this ordinance] shall provide the following number of off-street parking spaces shown in Table 2-29 (Additional Parking Space Requirement), below, in addition to the number otherwise required by Chapter 35.36 (Parking and Loading Standards).

Table 2-29 Additional Parking-Space Requirement

<u>Net Lot Area (square feet)</u>	<u>Additional off-street parking spaces</u>
<u>Less than 7,500</u>	<u>0</u>
<u>7,500 to 10,000</u>	<u>1</u>
<u>10,000 and greater</u>	<u>2</u>

- (1) **Use of permeable materials.** Parking spaces shall be paved with permeable materials on a suitable base, including concrete pavers, turf block, and permeable asphalt, provided that such materials are consistent with the County Fire Department or applicable fire district minimum structural design standards for emergency access.
- (2) **Location.** Parking spaces shall be located outside of required setback areas for the lot, except that one parking space may be located within the front setback area provided the location is approved by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review).
- (3) **Configuration.** On lots of 10,000 square feet (net) or more in area, the additional parking spaces required in compliance with Table 2-29 (Additional Parking-Space Requirement) may be provided in a tandem arrangement with each other.

SECTION 3:

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 amended to amend Subsection C, Height measurement, of Section 35.30.090, Height Measurement, Exceptions and Limitations, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

- C. **Height measurement.** The following methodology shall be used to determine the height of a structure. Additionally, Subsections D. through K. below, provide or reference additional specific height measurement criteria and exemptions for specific types of development.
1. **Height of structures ~~located outside of the Summerland Community Plan Area.~~** The height of a structure ~~located outside of the Summerland Community Plan Area~~ shall be the vertical distance between the existing grade and the uppermost point of the structure directly above that grade except as provided in Subsection C.1.a below. The height of any structure shall not exceed the applicable height limit except as provided in Subsections D. through K. below. See Figure 3-2 (Height Limit).

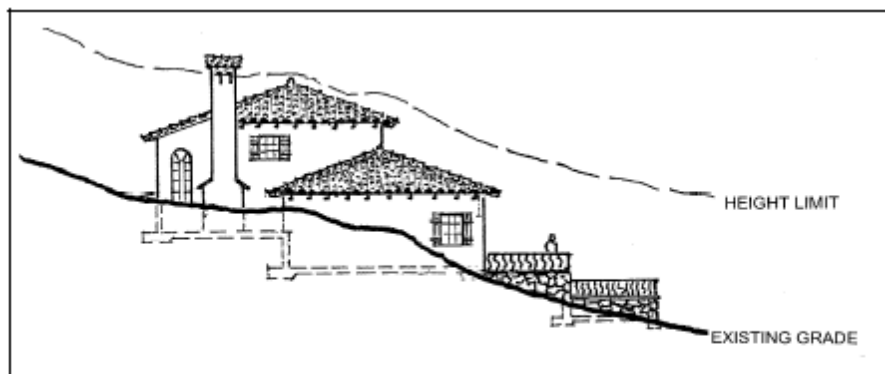


Figure 3-2 - Height Limit

- a. **Measurement from finished grade.** ~~For lots located within the View Corridor (VC) Overlay, the height of a structure shall be the vertical distance between the average finished grade of the lot covered by the structure and the uppermost point of the structure directly above that grade.~~
2. **Maximum height in ridgeline/hillside locations.** In addition to the height limit applicable to a structure as described in Subsection C.1 (Height of structures ~~located outside of the Summerland Community Plan Area~~) above, a structure subject to Chapter 35.62 (Ridgeline and Hillside Development) shall not exceed a maximum height of 32 feet as measured from the highest part of the structure, excluding chimneys, vents and noncommercial antennas, to the lowest point of the

structure where an exterior wall intersects the finished grade or the existing grade, whichever is lower.

- a. In the case where the lowest point of the structure is cantilevered over the ground surface, then the calculated maximum height shall include the vertical distance below the lowest point of the structure to the finished grade or the existing grade, whichever is lower.
- b. This 32 foot limit may be increased by no more than three feet where the highest part of the structure is part of a roof element that exhibits a pitch of four in 12 (rise to run) or greater. See Figure 3-3 (Maximum Height).

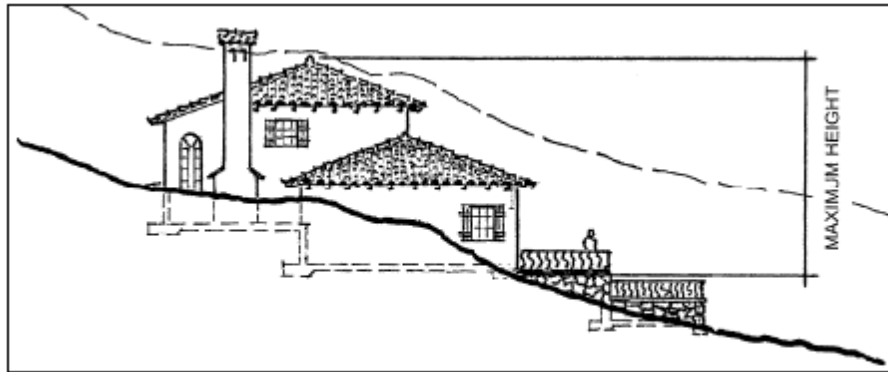


Figure 3-3 - Maximum Height

~~3. **Height of structures located within the Summerland Community Plan Area.** The height of a structure located with the Summerland Community Plan Area shall be the vertical distance between the average finished grade of the lot covered by the building 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. If there is no roof, then the height shall be measured to the uppermost point of the structure. The height of any structure shall not exceed the applicable height limit except as provided in Subsections D. through K. below. See Figure 3-4.~~

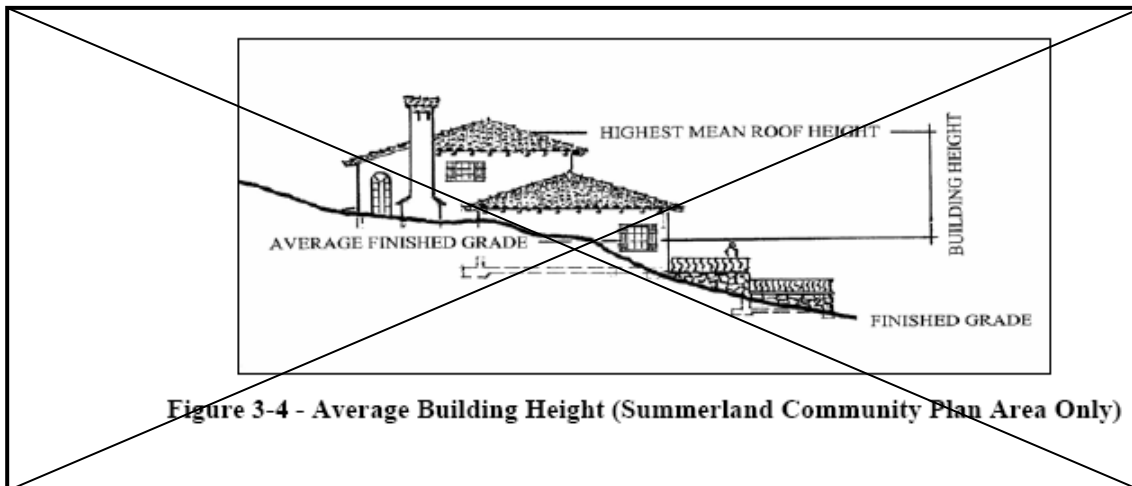


Figure 3-4 - Average Building Height (Summerland Community Plan Area Only)

SECTION 4:

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 amended to amend Subsection D, General height limit exceptions, of Section 35.30.090, Height Measurement, Exceptions and Limitations, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

- D. General height limit exceptions.** The height of a structure may exceed the applicable height limit in compliance with the following:
1. Chimneys, church spires, elevator, minor mechanical and stair housings, flag poles, towers, vents, and similar structures which are not used for human activity may be up to 50 feet in height in all zones where the excess height is not prohibited by Section 35.28.060 (Airport Approach Overlay) or Section 35.28.200 (View Corridor Overlay). The use of towers or similar structures to provide higher ceiling heights for habitable space shall be deemed a use intended for human activity. No such structure shall be employed for any commercial or advertising use unless specifically allowed by the applicable zone, except that antennas and associated equipment may be located within such structures.
 2. Except within the Summerland Community Plan Area, portions of a structure may exceed the applicable height limit by no more than three feet where the roof exhibits a pitch of four in 12 (rise to run) or greater.
 3. ~~Except within the Summerland Community Plan Area,~~ In order to provide for architectural character, architectural elements, whose aggregate area is less than or equal to 10 percent of the total roof area of the structure or 400 square feet, whichever is less, may exceed the height limit by no more than eight feet when approved by the Board of Architectural Review.
 4. Allowances for exceeding the applicable height limit in compliance with Subsections D.2 through ~~and~~ D.3, above, are not cumulative.

SECTION 5:

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 amended to amend Section 35.30.120, Outdoor Lighting, of Chapter 35.30, Standards for All Development and Land Uses, to re-title Subsection C, Santa Ynez Community Plan Area, as “Mission Canyon, Santa Ynez Valley and Summerland Community Plan areas” and read as follows:

- C. ~~Santa Ynez Valley and Mission Canyon,~~ Santa Ynez Valley and Summerland Community Plan areas.**
1. **General.** The regulations contained in this Subsection E. shall be known and referred to as the “Outdoor Lighting Regulations for the ~~Santa Ynez Valley and,~~ 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 the Santa Ynez Valley and,~~ of the Santa Ynez Valley and Summerland make ~~it an~~ 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 the ~~Santa Ynez Valley and,~~

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.9 (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.

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 has 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 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. **Mission Canyon Community Plan area.** The effective date of Subsection C for the Mission Canyon Community Plan area is [effective date of this ordinance].
- b. **Santa Ynez Community Plan area.** The effective date of Subsection C for the Santa Ynez Community Plan area is November 5, 2009.
- c. **Summerland Community Plan area.** The effective date of Subsection C for the Summerland Community Plan area is [effective date of this ordinance].

SECTION 6:

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 amended to amend Table 3-5 (Residential Parking Standards) of Section 35.36.050, Required Number of Spaces: Residential Uses, of Chapter 35.36, Parking and Loading Standards, to read as follows:

Table 3-5 – Residential Parking Standards

Residential	Parking Spaces Required
One-family and two-family dwellings (excluding EX-1, SR-H, SR-M & and SLP zones)	2 spaces per dwelling unit (1) (2)
One-family located within EX-1 Zone	6 spaces per dwelling unit
Small Lot Planned Development	2 spaces per dwelling unit and 1 space per 5 lots (for storage of recreational vehicles)
Multiple dwelling units – single bedroom or studio dwelling unit (excluding SR-H & SR-M zones)	Coastal 4 covered space per dwelling unit (3) and 1 space per 5 lots (for visitor parking) Inland 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units – 2 bedroom (excluding SR-H & SR-M zones)	Coastal 4 covered space and .5 space (covered or uncovered) per dwelling unit (3) (4) and 1 space per 5 dwelling units (for visitor parking) Inland 1 space per dwelling unit and 1 space per 5 dwelling units (for visitor parking)
Multiple dwelling units – 3 bedrooms or more (excluding SR-H & SR-M zones)	Coastal 4 covered space and 1 space (covered or uncovered) per dwelling unit and 1 space per 5 dwelling units (for visitor parking) Inland 2 spaces per dwelling unit and 1 space per 5 dwelling units (for visitor parking)

Residential	Parking Spaces Required
One-family and multiple residential unit in SR-M and SR-H zone	2 spaces per studio or bedroom (3) (4) (5)
Fraternities, sororities, dormitories and boarding and lodging houses (excluding SR-M & SR-HM zones)	1 space per 4 beds and 1 space per 2 employees
Fraternities, sororities, dormitories and boarding and lodging houses (SR-M & SR-HM zones)	2 spaces per studio or bedroom and 1 space per 2 employees
Mobile Homes – MHP zone	Coastal 1 space (covered) per site and 1 space per 3 mobile home spaces (for visitor parking) Inland 2 spaces per mobile home space and 1 space per 3 mobile home spaces (for visitor parking) and 1 space per 5 mobile home spaces (for storage of recreational vehicles)
Mobile Home – MHS zone	2 spaces per lot and 1 space per 5 lots (for storage of recreational vehicles)
Retirement and special care homes (53)	1 space per guest room and 1 space per 2 employees
Guesthouse	1 space per guesthouse
Residential second dwelling unit	1 space per bedroom

Notes:

- (1) In the Mission Canyon Community Plan area (excluding the RR zones), a minimum of 3 spaces shall be required for:
 - (a) A new dwelling unit.
 - (b) Additions to an existing dwelling unit, either individually or combined, greater than 500 square feet, or.
 - (c) An addition or remodel of an existing dwelling that includes one or more new bedrooms and results in a dwelling with three or more bedrooms.
- (2) In the Summerland Community Plan area additional parking spaces may be required in compliance with Section 35.28.210 (Community Plan Overlays).
- (1) In the Single Family Restricted (SF) Overlay, an additional parking space shall be required for development that results in a total of more than 1,800 square feet of living space.
- (2) If located within a one-mile radius of the boundaries of a college or university, a minimum of 2 parking spaces shall be provided, one of which shall be covered.
- (3) One additional parking space shall be provided for each 80 square feet of cumulative excess area, calculated as follows:
 Bedrooms, area in excess of 160 square feet per bedroom (excluding area devoted to closets)
 Living room, area in excess of 400 square feet
 Dining room, area in excess of 400 square feet
 Total area of any room not a bathroom, kitchen, bedroom, living or dining room or a meeting room if dwelling is occupied by non-profit organization
- (4) Regardless of the number of bedrooms, lots of 7,500 square feet (net) require no more than 4 parking spaces provided no additional parking spaces are required due to excess area as calculated per (3) above.
- (5 3) Does not apply to special care homes serving 6 or fewer clients that are permitted as a one-family dwelling.

SECTION 7:

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 amended to amend Subsection B, Allowed signs, of Section 35.38.140, Special Sign Standards for Summerland, of Chapter 35.38, Sign Standards, to read as follows:

B. Allowed signs. Only those signs of each type listed below shall be allowed to be erected or maintained on any structure, or lot located in the Commercial, Industrial, and Public Utility Zones.

1. **Wall signs.** One or more wall signs on each street frontage unlighted or indirectly lighted. These signs shall not exceed the lesser of the following areas:
 - a. One-tenth of the square footage of the structure façade of that portion of a single floor occupied by a business and upon which façade the wall sign is to be located; or
 - b. 60 square feet.

If more than one business occupies the same structure, the businesses may have separate signs or they may share the sign space, so long as the combined sign area does not exceed the allowed sign

area.

2. **Identification signs.** One identification sign, unlighted or indirectly lighted, not to exceed 10 square feet in area, and not more than five feet in height measured from the ground to the top of the sign, that identifies the business primarily being conducted on the premises.
3. **Banner signs.** One banner sign, unlighted, not to exceed 16 square feet on the façade having street frontage of the structure occupied by the business. The banner sign may not be displayed for more than a rolling 30 days within a three month period. ~~up to 45 days.~~

SECTION 8:

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 amended to amend Subsection D, Prohibited signs, of Section 35.38.140, Special Sign Standards for Summerland, of Chapter 35.38, Sign Standards, to read as follows:

D. Prohibited signs. It shall be unlawful to erect or maintain:

1. **Internally illuminated signs.** (e.g., fluorescent tube behind plastic panel)
2. **Flashing signs.**
3. **Pole signs.** Freestanding pole signs higher than five feet measured from the ground at the base of the supporting structure to the top of the sign.

SECTION 9:

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 amended to amend Subsection 6, Gross floor area and footprint limitation, of Subsection B, Development Standards, of Section 35.42.020, Accessory Structures and Uses, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

6. **Gross floor area and footprint limitations.** Accessory structures, excluding barns, garages and stables, shall not exceed a gross floor area of 800 square feet if located on a lot of one gross acre or less. See also Section 35.42.230 (Residential Second Units).
 - a. **Summerland Community Plan area.** See Section 35.28.210.G (Summerland Community Plan area) for additional standards regarding the allowable floor area of detached accessory structures.

SECTION 10:

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 amended to amend Subsection E, Findings required for approval, of Section 35.82.060, Conditional Use Permits and Minor Conditional Use Permits, of Chapter 35.82, Permit Review and Decisions, to read as follows:

E. Findings required for approval of Conditional Use Permits other than Conditional Use Permit applications submitted in compliance with Chapter 35.38 (Sign Standards). A Conditional Use Permit application shall be approved or conditionally approved only if the review authority first makes all of the following findings, as applicable:

~~6. Additional findings required for sites within the Summerland Community Plan Area.~~

- a. ~~———— If the project will result in a net increase in water use, there is sufficient water supply available to serve existing commitments.~~

- b. ~~The development will not adversely impact existing recreational facilities and uses.~~

SECTION 11:

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 amended to amend Subsection B, Applicability, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, to re-title Subsection 4, Toro Canyon, and Mission Canyon, as “Mission Canyon, Summerland and Toro Canyon Plan areas” and read as follows:

4. **Summerland, Toro Canyon, and Mission Canyon, Summerland and Toro Canyon Plan areas.** In addition to the items identified in Subsection B.2 and Subsection B.3, above, for ~~sites-lots~~ located within the Mission Canyon Community Plan area, Summerland Community Plan area, and the Toro Canyon Area Plan area, ~~and the Mission Canyon Community Plan area~~, the provisions of this Section shall also apply to ~~the following~~:
- a. Any structure, additions to a structure, or sign.
 - b. **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 12:

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 amended to amend Subsection 4, Additional finding required for Design Review applications within the Summerland Community Plan Area, of Subsection F, Findings required for approval, of Section 35.82.070, Design Review, of Chapter 35.82, Permit Review and Decisions, as follows:

4. **Additional findings required for Design Review applications within the Summerland Community Plan Area.**
- a. Plans for new or altered structures will be in compliance with the Summerland ~~Board of Architectural Review Guidelines, Residential Design Guidelines.~~
 - b. Permitted encroachments of structures, fences, walls, landscaping, etc., into existing public road rights-of-way are consistent in style with the urban and rural areas and minimizes adverse visual or aesthetic impacts.
 - c. Landscaping or other elements are used to minimize the visual impact of parking proposed to be located in front setback areas.
 - d. If Monterey or Contemporary architectural styles are proposed, the design is well executed within the chosen style, and the style, mass, scale, and materials proposed are compatible with the surrounding neighborhood.

SECTION 13:

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 amended to amend Subsection E, Findings required for approval, of Section 35.82.080, Development Plans, of Chapter 35.82, Permit Review and Decisions, to read as follows:

- E. **Findings required for approval.** A Development Plan application shall be approved or conditionally

approved only if the review authority first makes all of the following findings, as applicable:

~~8. Additional findings required for Preliminary or Final Development Plans for sites within the Summerland Community Plan Area.~~

- ~~a. A modification to reduce the number of required parking spaces will not result in an increase in on-street parking.~~
- ~~b. If the project will result in a net increase in water use, there is sufficient water supply available to serve existing commitments.~~
- ~~c. The development will not adversely impact existing recreational facilities and uses.~~

SECTION 14:

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 amended to amend Subsection E, Findings required for approval, of Section 35.82.200, Variances, of Chapter 35.82, Permit Review and Decisions, to read as follows:

E. Findings required for approval. A Variance application shall be approved or conditionally approved only if the Zoning Administrator first makes all of the following findings:

1. Findings required for all Variances:

- ~~a-1.~~ 1. Due to special circumstances applicable to the subject property, including location, shape, size, surroundings, or topography, the strict application of this Development Code deprives the subject property of privileges enjoyed by other property in the vicinity and under identical zone classification.
- ~~b-2.~~ 2. The granting of the Variance shall not constitute a grant of special privileges inconsistent with the limitations upon other property in the vicinity and zone in which the property is situated.
- ~~c-3.~~ 3. The granting of the Variance will not be in conflict with the purpose and intent of this Development Code or the Comprehensive Plan.

2. Additional finding required for sites within the Summerland Community Plan area.

- ~~a. The granting of a Variance to reduce the number of required parking spaces shall not result in an increase in on-street parking.~~

SECTION 15:

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 amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to amend the existing definitions of “Floor Area, Net Residential - Summerland” and “Floor Area Ratio (FAR) - Summerland” to read as follows:

Floor Area, Net - Residential - Summerland. The total floor area of all floors of a primary residence on a residential lot or on a lot devoted to residential use as measured to the interior surfaces of exterior walls, or from the centerline of a common or party wall separating two structures, excluding any areas with a ceiling height of less than five feet above finished floor, unenclosed porches, balconies and decks. The total floor area of all floors of a building included within the exterior surfaces of the surrounding exterior walls, excluding unenclosed porches, balconies and decks. Interior stairs shall be counted on only one floor.

Floor Area Ratio (FAR) - Summerland. A measurement of development intensity represented by the quotient of the Net Floor Area of the structure divided by the Net Lot Area. The net floor area of the

structure divided by the net lot area.

SECTION 16:

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 amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add the following definitions of “Floor Area, Net Commercial - Summerland” and “Floor below grade – Summerland.”

Floor Area, Net - Commercial - Summerland. The gross floor area excluding shafts, stairways, unusable attics, unenclosed porches and balconies, and any areas with a ceiling height of less than five feet above finished floor.

Floor below Grade - Summerland. A floor wholly or partially below grade.

Section 17:

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 amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to delete the existing definitions of “Lot Area, Net - Summerland,” and “Mixed Use Development – Summerland.”

SECTION 18:

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, of the County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 19:

Except as amended by this Ordinance, Articles 35.2, 35.3, 35.4, 35.8, and 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 20:

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 _____, 2014, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

STEVE LAVAGNINO, 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