

**ATTACHMENT 3: COUNTY LAND USE AND DEVELOPMENT CODE
ORDINANCE AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 35, ARTICLE 35.3 OF THE COUNTY LAND USE AND DEVELOPMENT CODE (LUDC) TO ADD CHAPTER 35.31, AFFORDABLE HOUSING STREAMLINED REVIEW AND CHAPTER 35.33 MULTIPLE-UNIT AND MIXED-USE HOUSING OBJECTIVE DESIGN STANDARDS; TO IMPLEMENT A STREAMLINED REVIEW PROCESS FOR ELIGIBLE HOUSING PROJECTS UNDER SATTE LAW AND TO ESTABLISH OBJECTIVE DESIGN STANDARDS FOR MULTIPLE-UNIT AND MIXED-USE HOUSING PROJECTS.

CASE NO. 22ORD-00000-00010

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

SECTION 1:

ARTICLE 35.3, Site Planning and Other Project Standards, of the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara Code, is hereby amended to add a new Chapter 35.31, to read as follows:

CHAPTER 35.31 – AFFORDABLE HOUSING STREAMLINED REVIEW

Sections:

35.31.010 – Purpose and Intent

35.31.020 – Objective Zoning and Design Standards

35.31.030 – Exceptions Prohibited

35.31.040 – Review Process

35.31.010 – Purpose and Intent

A. Purpose and Intent. The purpose of this chapter is to implement a streamlined application review process for “qualifying streamlined housing projects”, consistent with the requirements of State law. It is intended that the provisions of this chapter be interpreted, as needed, to comply with the requirements of Government Code Section 65913.4.

B. Applicability. The provisions of this Chapter apply to applications deemed complete before January 1, 2026 that meet the criteria for “qualifying streamlined housing projects”. The Department will not accept any application under this section after January 1, 2026 unless the state extends Government Code Section 65913.4. This section shall not apply if the state has determined that the County is not subject to the streamlined ministerial approval process based on its housing element annual progress report.

C. Qualifying Streamlined Housing Projects. For purposes of this section, “qualifying streamlined housing projects” means housing development projects that satisfy all of the standards set forth in Government Code Section 65913.4, subsection (a).

35.31.020 - Objective Zoning and Design Standards.

Qualifying streamlined housing projects must comply with all objective land use regulations, development standards, and design review standards in effect at the time a complete application is submitted, including but not limited to objective design standards provided in Chapter 35.33 – Multiple Unit and Mixed-Use Housing Objective Design Standards. Qualifying streamlined housing projects require a zoning clearance in conformance with section 35.82.210 and do not require a conditional use permit or other discretionary review or approval.

35.31.030 – Exceptions Prohibited

Qualifying streamlined housing projects may not include a request for an exception to objective standards by applying for a variance, modification, exception, waiver, or other discretionary approval for height, density, setbacks, open yard, land use, development plan approval, or similar development standard, other than modifications granted as part of a density bonus concession or incentive pursuant to county density bonus program or state density bonus law.

35.31.040 – Review Process

A. Review Process.

1. Notice of Intent. Before submitting an application for a development subject to this section, the applicant must submit a notice of intent in the form of a preliminary application that includes all of the information described in Government Code Section 65941.1.

2. Scoping Consultation. Upon receipt of a notice of intent, the Department will engage in a scoping consultation with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, according to the timelines and procedures established by state law. After concluding the scoping consultation, the applicant will be notified as follows:

- a. The applicant may submit an application for review if it is either determined that no potential tribal cultural resource could be affected by the proposed development, or if all parties and the property owner enter into an agreement establishing the methods, measures, and conditions for treatment of the tribal cultural resource.

- b. The development is not eligible for approval under this section if it is determined that a potential tribal cultural resource could be affected by the proposed development, and all parties or the property owner do not reach an agreement on methods, measures, and conditions to avoid or address impacts to tribal cultural resources.

3. Review of Applications. After receiving notification pursuant to subsection A.2.a above, the applicant may apply for an initial determination as to whether the project meets the remaining criteria for approval in compliance with Government Code Section 65913.4.

4. Zoning Clearance and Ministerial Design Review. After an application is determined to be complete, the Director will process and review the application in accordance with section 35.82.210 (Zoning Clearances) of this code. Any design review will be completed within the scope of the Director’s review under section 35.82.210, and will focus on assessing compliance with the applicable criteria required for streamlined housing projects, including compliance with applicable objective zoning, subdivision, and design review standards. Qualifying streamlined housing projects shall not be subject to separate Design Review approval under section 35.82.070 (Design Review) of this code.

5. Project Approval. The Director must approve a project that meets all the requirements of state law and this section in compliance with the time periods established by state law.

6. Expiration. The requirements of Government Code Section 65913.4(f) shall prevail over any contrary language in section 35.82.210.E of this code.

SECITON 2:

ARTICLE 35.3, Site Planning and Other Project Standards, of the Santa Barbara County Land Use and Development Code of Chapter 35, Zoning, of the Santa Barbara Code, is hereby amended to add a new Chapter 35-33, to read as follows:

CHAPTER 35.33 - MULTIPLE-UNIT AND MIXED-USE HOUSING OBJECTIVE DESIGN STANDARDS

Sections:

- 35.33.010 – Purpose and Intent**
- 35.33.020 – Building Design**
- 35.33.030 – Site Design**
- 35.33.040 – Mixed-Use Standards**
- 35.33.050 – Utilitarian Elements**
- 35.33.060- Definitions**

35.33.010 – Purpose and Intent

A. Purpose and Intent. The purpose of this Chapter is to provide the public, building and design

professionals, and decision-makers with objective criteria for multiple-unit and mixed-use housing development projects in the County. The intent is to provide clear design direction that enhances an area's unique character and sense of place, respects existing neighborhood compatibility and privacy, and ensures a high-quality of living environment. It is also intended that this Chapter establish "objective" design standards, as that term is defined under State housing law, that apply to multiple-unit residential and mixed-use development projects where State housing law restricts County review of such projects to objective standards, to the fullest extent permitted under State housing law.

B. Applicability. The provisions of this Chapter apply to multiple-unit residential and mixed-use development in all Zone Districts, including such development that constitutes a "housing development project" under California Government Code Section 65589.5 (Housing Accountability Act), qualifying "multifamily housing development" under California Government Code Section 65913.4 (SB 35), and "supportive housing" under California Government Code Section 65651 (AB 2162), as well as any other multiple-unit residential or mixed-use development project for which the County may require compliance with "objective" standards under applicable State housing law.

C. Consistency with All Objective Standards. In addition to the objective design standards established in this chapter, multiple-unit residential and mixed-use development projects shall also comply with all other applicable objective standards and policies, including all adopted design guidelines, per the Land Use and Development Code and the County's Comprehensive Plan.

1. Exception. Applicants may request concessions, incentives, or waivers of development standards pursuant to Chapter 35.32- Density Bonus for Affordable Housing.

2. Conflicting Standards. If there is any conflict between the objective standards set forth in this chapter and any existing County or State objective standards, the more restrictive objective standard applicable to the project shall apply.

Nothing in this Chapter is intended to limit the County's discretion, to the fullest extent permitted under law, to condition the approval of multi-unit residential and mixed used development projects, as authorized under State housing law and this code.

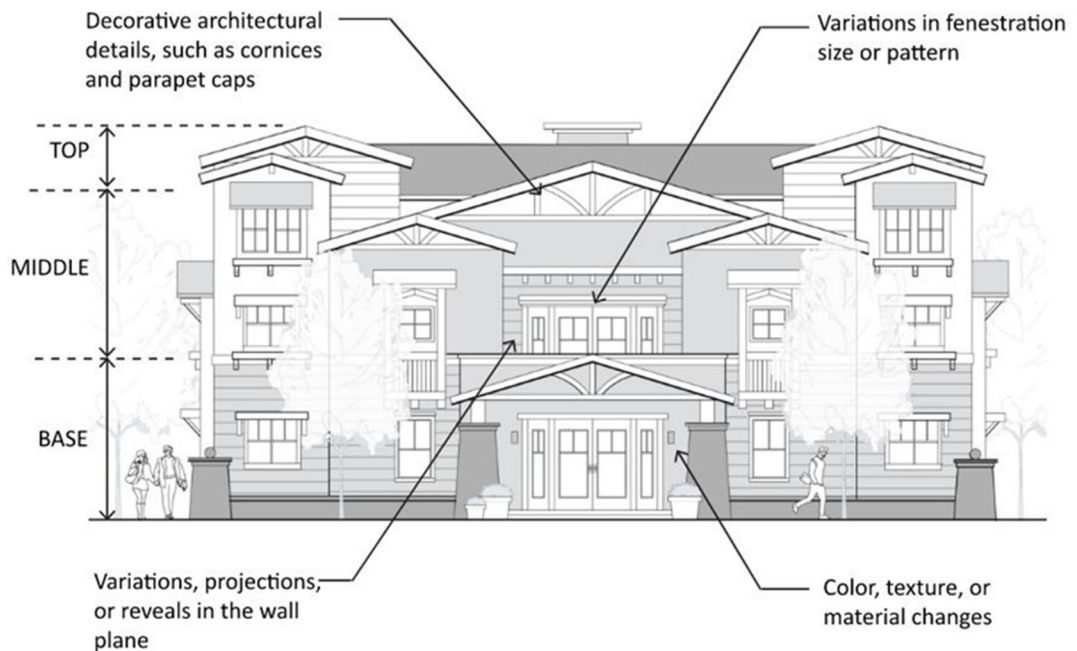
D. Design Review Exemption. Multi-unit and mixed-use projects that are subject to this chapter, which comply with all applicable objective design review standards, shall not be subject to separate Design Review approval under section 35.82.070 (Design Review) of this code. In the event that any other provision of this code, in conflict with this provision, requires Design Review approval for a project subject to this chapter, this section shall apply.

35.33.020 – Building Design

A. Building Form, Massing, and Articulation.

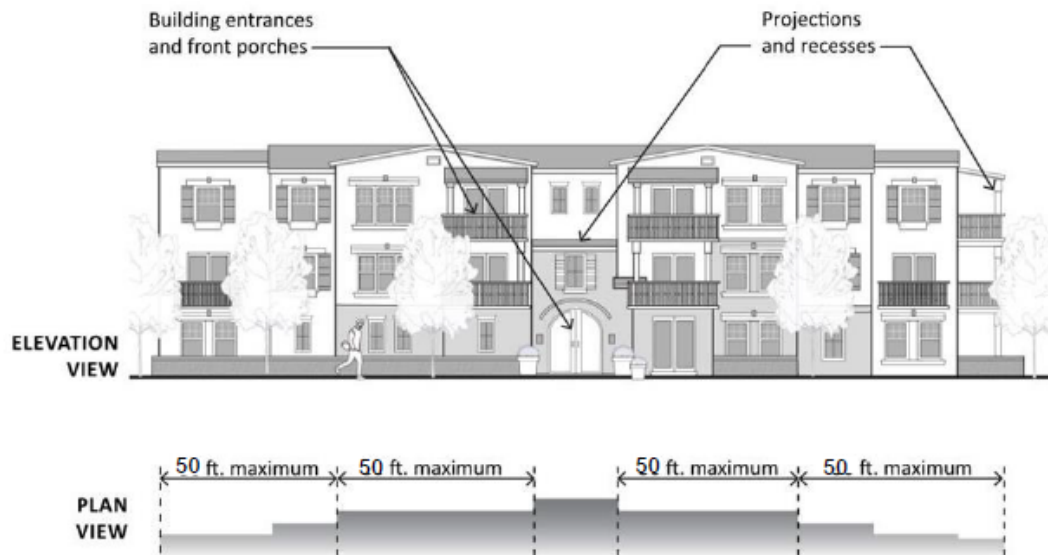
1. **Building Form and Vertical Hierarchy.** Buildings that are three stories or more in height shall be designed to differentiate between a defined base; a middle or body; and a top, cornice, or parapet cap. Buildings two stories or less shall include a defined base and a top, cornice, or parapet cap. All buildings shall achieve this effect through at least two of the following (See Figure 35.33-1):
 - a. Color, texture, or material changes.
 - b. Variations, projections, or reveals in the wall plane.
 - c. Variations in fenestration size or pattern.
 - d. Decorative architectural details, such as cornices and columns.

Figure 35.33-1: Building Form And Vertical Hierarchy



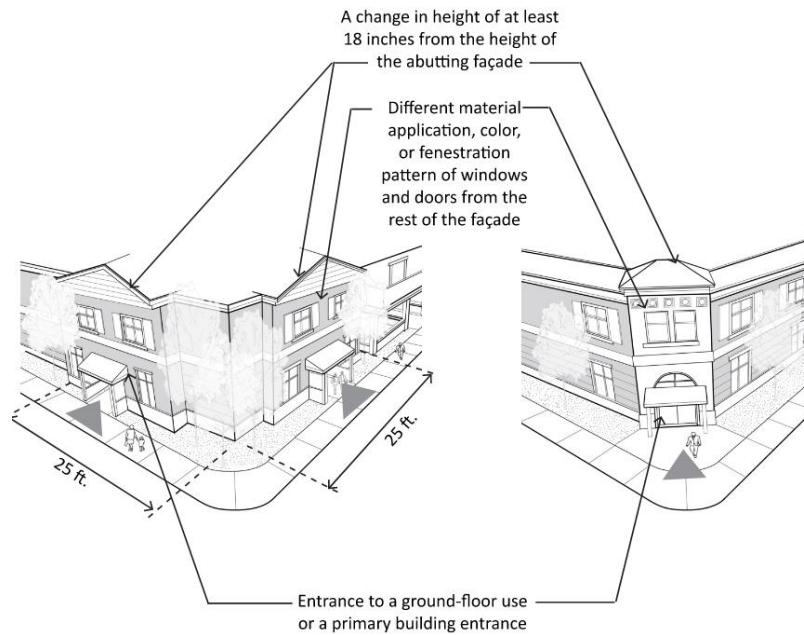
2. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without either an architectural element or a two-foot variation in depth in the wall plane. Building entrances, front porches, balconies, upper-story setbacks, projections, and recessions, such as stoops, bay windows, overhangs, and trellises, count towards this requirement. (See Figure 35.33-2)

Figure 35.33-2 Wall Plane Variation



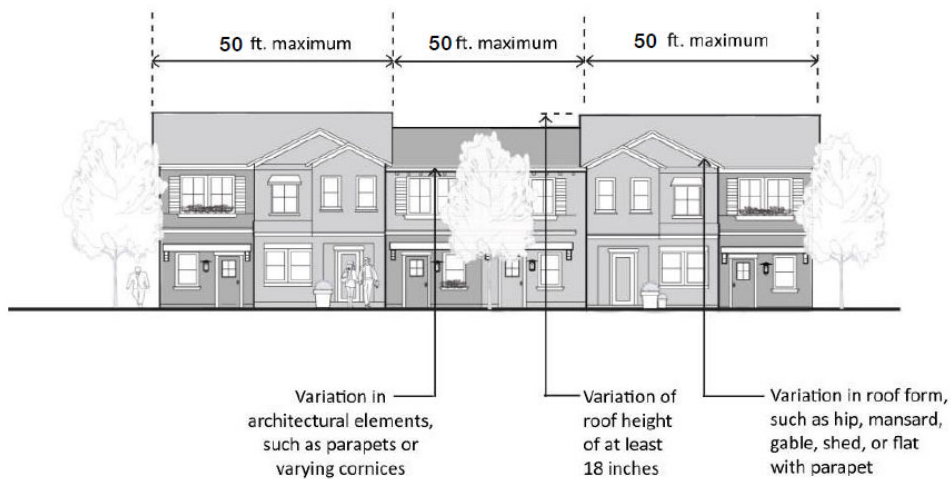
3. **All-Sided Architecture.** Buildings shall be designed and articulated with common details, articulation, materials, and elements on all sides.
4. **Corner Lots.** Buildings located on corner lots shall include one or more of the following features on both street-facing facades, located within 25 feet of the corner of the building closest to the intersection:
 - a. An entrance to a ground-floor use or a primary building entrance.
 - b. A different material application, color, or fenestration pattern of windows and doors from the rest of the façade.
 - c. A change in height of at least 18 inches from the height of the abutting façade.

Figure 35.33-3: Corner Lots



5. **Roof Line Variation.** Roof lines shall not extend more than a length of 50 feet without at least one prominent change as described below:
- a. Variation in roof form, such as hip, mansard, gable, shed, and flat with parapet.
 - b. Variation in architectural elements, such as parapets or varying cornices.
 - c. Variation of roof height of at least 18 inches (as measured from the highest point of each roof line).

Figure 35.33-4



6. **Flat Roofs and Parapets.**
 - d. Where rooftop equipment is located within 10 feet of a roof edge, a parapet shall be provided that is a minimum of six inches taller than all roof-top equipment.
 - e. Interior side of parapet walls shall not be visible from a common open space or public right-of-way.
 - f. Parapets shall be capped with precast treatment, continuous banding, projecting cornices, dentils, or similar edge treatment.

- B. **Building and Dwelling Unit Entrances.** See subsection 35.33.030(A) for orientation of building and dwelling unit entrances within a site.
 1. **Primary Building Entrance.**
 - a. **Street-Facing Entrance.** Buildings located within 20 feet of the primary street right-of-way shall have a ground-level primary building entrance facing the primary street.
 2. **Exterior Individual Dwelling Unit Entrance.**
 - a. **General Requirement.** All individual unit entrances shall have either a projected sheltering element or be recessed from the main facade; the projection or recess shall have a minimum depth of 24 inches.
 - b. **Visibility.** All individual unit entrances shall be illuminated or shall face towards a common area or public street.
 - c. **Street-Facing Unit Entrance.** Each dwelling unit located within 20 feet of a primary street right-of-way shall include at least one street-facing porch, balcony, or patio unless a setback of five feet or less is provided.
 - d. **Upper-Floor Unit Entrance.** Exterior entrances to individual dwelling units on upper floors are permitted.
 3. **Architectural Treatments.** Entrances for buildings and individual dwelling units shall incorporate at least two of the following architectural treatments:
 - a. Feature window details;
 - b. Towers;
 - c. Decorative veneer or siding;
 - d. Porches or stoops; or
 - e. Changes in roof line or wall plane.

C. **Windows.**

1. **Privacy.** Where windows are proposed within 10 feet of a window on another building, the design and placement shall avoid unfiltered/direct views into the adjacent site and shall be designed with one or more of the following:
 - a. Use non-transparent or obscured glazing, such as frosted/patterned glass. Reflective glazing is not permitted.
 - b. Provide permanent architectural screens or affixed louvers at windows.
 - c. Offset windows horizontally at least 12 inches from any windows in adjacent buildings (edge to edge), so as not to have a direct line-of-sight into adjacent units.
 - d. Permanent landscaping screening.
2. **Window Treatment.**
 - a. **Design Treatment.** Windows shall either be recessed at least three inches from the plane of the surrounding exterior wall or shall have a trim or windowsill at least one-half inch in depth.
 - b. **Windows Facing a Public Street.** Windows facing a public street shall feature enhanced window treatments, such as decorative architectural brackets, trim, shutters, awnings, and/or trellises.

D. **Materials and Colors.**

1. **Wall Material.** The primary exterior siding material for buildings shall be wood, composite wood, stone, stone veneer, granite, slate, brick, brick veneer, stucco, plaster, fiber cement, vinyl, aluminum, or steel. The use of exposed plywood or glass curtain walls is prohibited.
2. **Window Consistency.** Window frame materials and color shall be used on all elevations.
3. **Material and Color Transition.** Changes in material or color shall occur at inside corners of intersecting walls or at architectural features that break up the wall plane, such as columns.
4. **Accent Material.** Use of two or more accent materials, such as glass, tile, brick, stone, concrete, wood, or plaster, shall be incorporated to highlight building features.
5. **Architectural Consistency.** Affordable units and market rate units in the same development shall be constructed of the same exterior materials and details such that the units are not distinguishable from one another in quality and detail.

E. **Parking Structures.**

1. **Wall Plane Variation.** Building façades visible from the primary street shall not extend more than 50 feet in length without at least one of the following: a two-foot variation in depth in the wall plane, architectural element, or other prominent feature that provides visual interest.
2. **Materials and Colors.** The parking structure shall utilize the same colors and materials as the primary buildings.

3. **Articulation.** The exterior of the parking structure shall apply at least one of the following as articulation:
 - a. Applied materials, such as brick, stone, and/or siding, which extend at least two inches from the face of the structure to the face of the applied materials. Painted concrete, smooth concrete, or stucco walls shall not be considered sufficient articulation.
 - b. Decorative architectural features, such as cut metal screens, awnings, trellises, louvers, and/or decorative security grills.
4. **Vertical Plantings.** Vertical plantings shall be located between openings, entrances, and architectural accent features. Plantings shall be evergreen vegetation that will grow to a minimum height equivalent to 75 percent of the height of the parking structure; container size shall be selected to achieve a height of at least 50 percent of the height of the parking structure within at least two years from time of installation.

F. **Garages and Carports.**

1. **Garages.**
 - a. Garage doors shall be recessed a minimum of six inches from the surrounding wall plane.
 - b. Garages shall feature at least one of the following treatments:
 - i. Garage door windows.
 - ii. Paneled garage door surface.
 - iii. Two different colors.
 - iv. Alternative architectural materials, finishes, or treatments.
2. **Carports.** Carports shall incorporate the same colors and materials as the primary residential or mixed-use building design.

35.33.030 – Site Design

A. **Building Placement and Orientation.**

1. **Street Facade.** If buildings on adjacent properties establish a contiguous street facades along the primary street frontage, new buildings shall be located to maintain the contiguous street wall, with allowances for variation in facade and entrances which are projected or recessed.
2. **Visibility of Entrances.** On all lots 60 feet or less in width, at least one primary building entrance or individual unit entrance shall be visible from the front or street side lot line. See subsection 35.33.030(C).

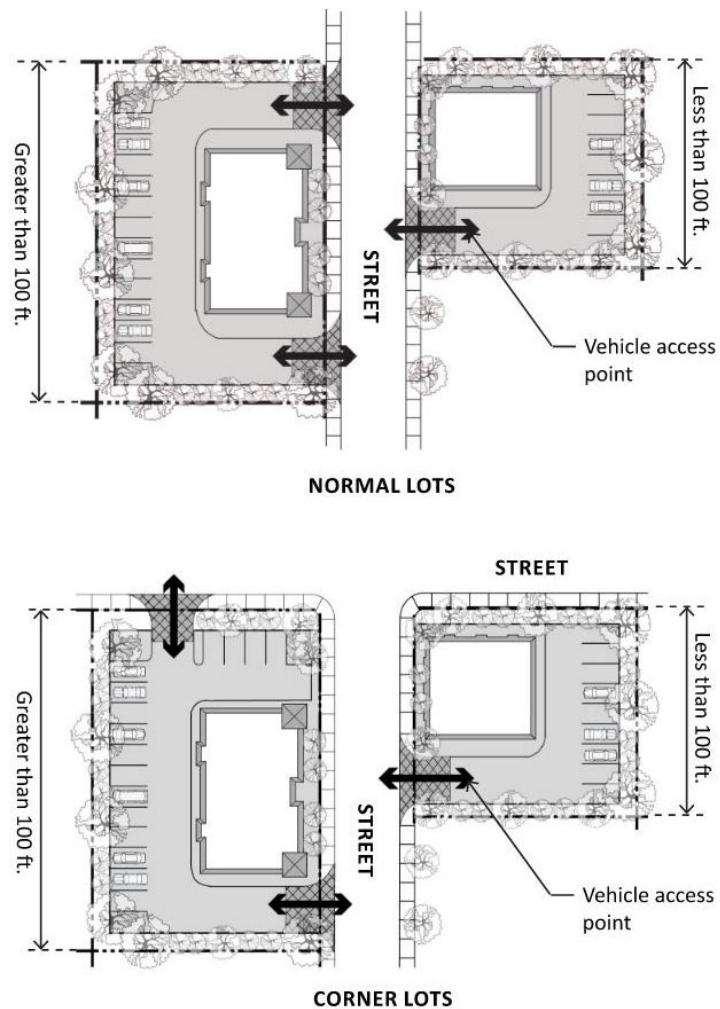
B. **Vehicular Parking and Access.** Vehicular parking and access shall comply with the provisions of Chapter 35.36, Parking and Loading Standards, of this Code. In addition, projects shall provide the following:

1. **Primary Access.** Side street or alley access shall serve as the primary vehicular access to parking areas, if available. If not available, the primary street shall serve vehicular access.

2. **Number of Access Points.**

- a. Normal Lots. A maximum of one vehicle access point from the street is permitted per 100 feet of street frontage.
- b. Corner Lots.
 - i. One vehicular access point is permitted per lot where all street frontages are less than 100 linear feet.
 - ii. Two vehicular access points are permitted on lots where at least one street has a frontage of 100 linear feet or more.

Figure 35.33-5: Vehicular Access Points



2. **Parking Location.** Parking areas shall not be located within any front or street side setback.

3. **Mixed-Use Loading and Service Areas.** In addition to the provisions below, loading and service areas shall comply with the standards of Chapter 35.36, Parking and Loading Standards, as applicable.
- a. All required loading and service areas shall be located adjacent to a façade other than the primary street frontage.
 - b. Loading and service areas shall be located so as to not disrupt or block the flow of on-site and off-site vehicular traffic.
 - c. Loading and service areas shall not be located adjacent to residential dwelling units or common open space areas.
 - d. Loading and service areas shall be screened from view with walls, solid fencing, and/or landscape privacy screening as described in Subsection 35.33.030(E).
 - e. **On-Site Loading Spaces.** Every nonresidential use shall provide and maintain on-site loading and unloading spaces for vehicles as required by this Section:

Table 35.33-1 Number of Spaces Required

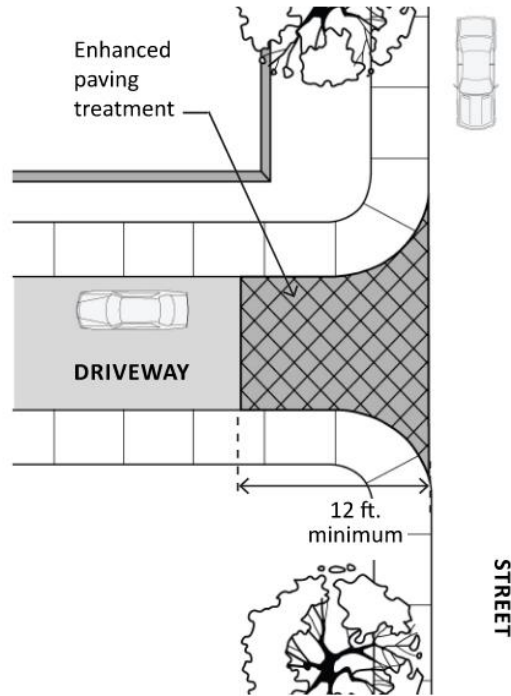
| Gross Floor Area (Square Feet) | Number of Spaces |
|--------------------------------|------------------|
| Office | |
| 5,000-36,000 | 1 |
| 36,000 and greater | 2 |
| Commercial | |
| 5,000-24,000 | 1 |
| 24,000-60,000 | 2 |

Table 35.33-2 Minimum Dimensions for Loading Spaces

| | Minimum Length (feet) | Minimum Width (feet) | Required Vertical Clearance (feet) | Length of Maneuvering Space (feet) |
|-------|-----------------------|----------------------|------------------------------------|------------------------------------|
| Space | 24 | 12 | None | 36 |

4. **Enhanced Paving for Entrance Driveways.** Paving treatment using patterned and/or colored pavers, brick, or decorative colored and/or scored concrete shall be used for entrance driveways, a minimum of 12 feet in length, and spanning the width of the entrance driveway.

Figure 35.33-6: Enhanced Paving For Entrance Driveways



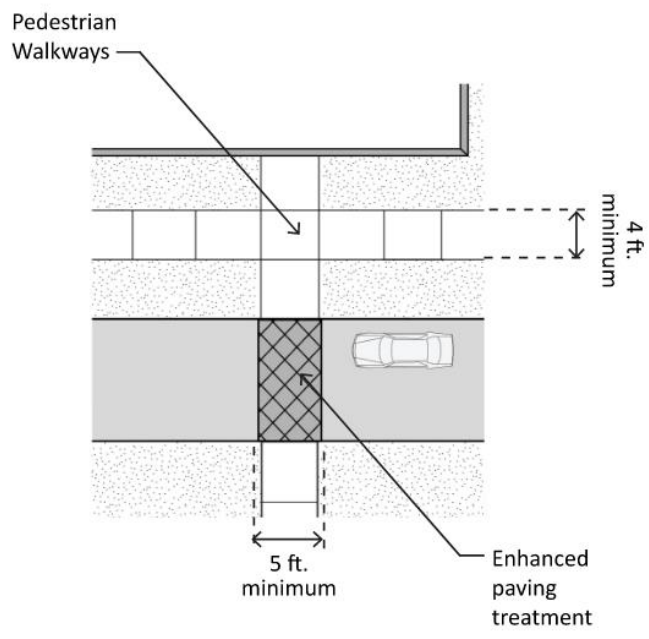
5. **Vehicle Light Intrusion.** Vehicle headlights shall be obstructed from direct alignment with habitable interior spaces with a minimum 3-foot evergreen shrub or vine and/or features such as fencing or walls.

C. **Pedestrian Circulation and Access.**

1. **General.** The following pedestrian walkways shall be provided and interconnected within the site:
 - a. Pedestrian walkways shall connect residential dwelling units to areas throughout the site, such as vehicle parking areas, bicycle parking areas, common open space, waste and recycling enclosures, and other amenities.
 - b. Pedestrian walkways shall connect public sidewalks, building entrances, and vehicle parking areas.
 - c. Pedestrian walkways shall connect building entrances and vehicle parking areas through the site interior to all transit stops directly adjacent to the site.
2. **Pedestrian Walkways.** Pedestrian walkways shall be provided with a minimum width of four feet along their entire length and shall be designed as follows:
 - a. **Through Lot Connection.** Through lots located more than 300 feet from a street intersection, measured from the closest point of the lot, shall provide a publicly accessible sidewalk or walkway connecting the two streets.

- b. **Materials.** Walkways shall be constructed of firm, stable and slip-resistant materials, such as poured-in-place concrete (including stamped concrete), permeable paving, decomposed granite, or concrete pavers.
- c. **Paving for Pedestrian Crossings.** Where an intersection of pedestrian and vehicle access exists, enhanced paving treatment using patterned and/or colored pavers, brick, or decorative colored and scored concrete shall be used. Pedestrian crossings shall feature enhanced paving a minimum width of five feet and span the length of the intersecting drive area.

Figure 35.33-7: Pedestrian Walkways



- d. **Maintenance.** Pedestrian walkways shall be maintained in good condition for the life of the project and shall not be allowed to fall into disrepair so as to constitute a nuisance or hazard to the public.
3. **Enhanced Paving for Building Entrances.** Primary building entrances shall provide decorative and accent paving that contrast in color and texture from the adjacent walkway paving. Grass-crete is prohibited.
- D. **Common Open Space.** Common open spaces for multiple-unit developments shall comply with the minimums required by the base Zone District in which they are located in accordance with Chapter 35. Rooftops may be used to satisfy up to 75% of the common open space requirements.

- E. **Landscaping.** Landscaping shall be used for all outdoor areas that are not specifically used for parking, driveways, walkways, or open space.
1. **Additional Landscaping Requirements.** Landscaping must comply with Chapter 35.34, Landscaping, including all requirements of the State and County's Water Efficient Landscaping Ordinance (WELO), where applicable.
 2. **Plant Materials.** Plant materials are limited to native or non-invasive drought-tolerant species.
 3. **Parking and Loading Area Landscaping.** Parking and loading area landscaping must comply with subsection 35.34.100 – Landscaping Requirements for Parking Areas.
 4. **Landscape Buffer.** A landscape buffer of a minimum width of five feet shall be located between all ground-level restricted open spaces and pedestrian walkways. The buffer shall be planted with dense evergreen shrubs and/or vines which grow to or are maintained at a minimum height of four feet.

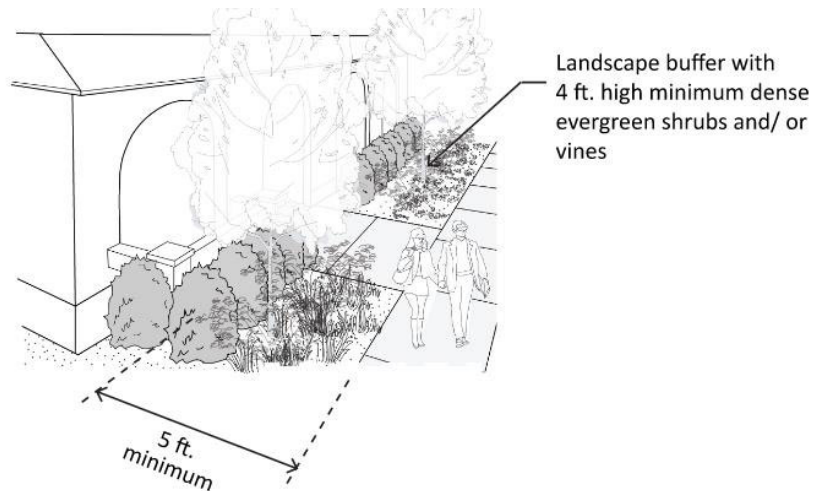
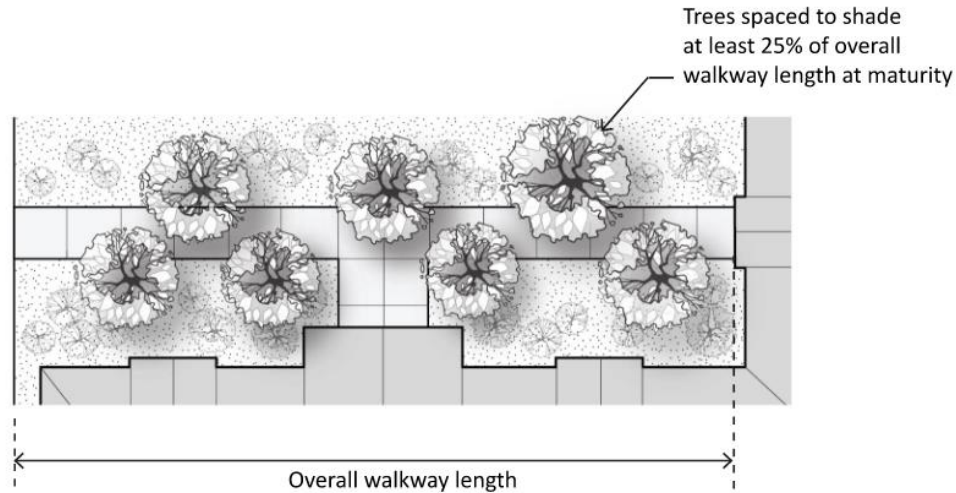


Figure 35.33-8: Landscape Buffer

5. **Pedestrian Walkways.** Pedestrian walkways shall be flanked on at least one side with landscaping, and may include a mix of turf, groundcover, and shrubs. Trees shall be provided along walkways in order to shade at least 25 percent of the overall walkway length at maturity.

Figure 35.33-9: Pedestrian Walkways



6. **Number of Plants.** A minimum of one 15-gallon tree or equivalent box size and 10 five-gallon shrubs shall be planted for every 1,000 square feet of required landscape area.
7. **Groundcover.** Groundcover shall be sized and located to cover at least 75 percent of all landscape areas that are not planted with shrubs or trees within 5 years of installation.
 - a. While groundcovers and shrubs are establishing, a minimum layer of 3-inch bark mulch or decorative gravel shall be placed within all landscape areas to provide 100 percent coverage of such landscape areas.
8. **Plant Selection.** Artificial or synthetic plants, except for turf, are prohibited. Artificial turf is not permitted in front or street side setbacks.
9. **Solar Access.** Landscaping shall not obstruct solar access to adjacent solar collectors for water heating, space heating or cooling, or electricity generation.
10. **Privacy.** Landscape screening shall obscure direct sight lines into dwelling units and open space areas from communal areas such as parking areas, common mailboxes, and pedestrian walkways. Landscape screening may be used in combination with walls, fencing, and/or trellises to screen views.
 - a. **Location.** Landscape screening shall fit within associated planting areas and canopy sizes must not overlap with building foundations or eaves.
 - b. **Plant Selection.** Landscape screening shall use evergreen trees, shrubs, and/or vines located and sized to buffer views. Deciduous species, perennials, and grasses or grass-like plants are not permitted for privacy screening.
 - c. **Minimum Sizes.** Landscape screening and vegetation shall use the following minimum container sizes at time of planting:
 - i. Trees 15-gallon size.

- ii. Shrubs 5-gallon size.
- iii. Vines 5-gallon size.

35.33.040 – Mixed Use Standards

- A. **Ground Floor Height.** The ground floor of a mixed-use building shall have a minimum floor height of 12 feet, measured from finished ground floor to the bottom of the finished second floor.
- B. **Ground Floor Transparency.** Exterior walls facing a public street shall include transparent windows and doors for at least 50 percent of the building wall area located between three and seven feet above the elevation of the sidewalk. Parking garages are not required to meet the ground floor transparency requirement.
- C. **Street-Facing Setbacks.** Street-facing setbacks shall be landscaped and/or prepared for use by pedestrians. The setback area on each lot shall contain at least two amenities per 50 linear feet, such as benches, drinking fountains, shade structure, or other design element (e.g., public art, planters, kiosks, etc.).
- D. **Street-Facing Entrance.** Mixed-use buildings located within 20 feet of a primary street right-of-way shall incorporate at least one primary building entrance directly from the public sidewalk or right-of-way. The primary building entrance shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entrance or providing an awning or similar weather protection element.

35.33.050 – Utilitarian Elements

- A. **Bicycle Parking.** Bicycle parking shall be provided as follows:
 - 1. **Parking Spaces Required.** One (1) space for every two (2) dwelling units. A minimum of two (2) spaces shall be provided.
 - 2. **Parking Location.** Bicycle parking must be located on the same lot as the use it serves.
 - a. Located at surface levels near main pedestrian entrances to nearby facilities or structures, or in the parking garages of such facilities or structures;
 - b. Located so as not to block pedestrian entrances, walkways, or circulation patterns in or around nearby facilities or structures;
 - c. Access to and from nearby public streets and sidewalks for the target users of the bicycle parking;
 - d. Accessible only to residents and owners, operators, and managers of a residential facility when the involved use is residential.
 - 3. **Size and Accessibility.** Each bicycle parking space must be a minimum of two feet in width and six feet in length and must be accessible without moving another bicycle. Two feet of clearance must be provided between bicycle parking and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways, and at least five feet from vehicle parking spaces.

4. **Anchoring and Security.**

- a. Bicycle parking must be located in one or more of the following:
 - i. An enclosed bicycle locker;
 - ii. An illuminated, fenced, covered, locked, or guarded bicycle storage area;
 - iii. A secure area within a building or structure.
- b. Bicycle Locker. When using bicycle lockers, they shall be:
 - i. Of sufficient size to hold an entire bicycle; and
 - ii. Securely anchored to a permanent surface.
- c. Bicycle Rack. When using bicycle racks, they shall be:
 - i. Located and installed to support an entire bicycle, including the frame and wheels, so that the frame and wheels can be locked without damage when using a customary, heavy-duty cable, or U-shaped bicycle lock, or any other security device.

B. **Trash, Recycling, and Green Waste Container Enclosures.** Enclosures for recycling, green waste, and any other waste containers required by law are required for multiple-unit and mixed-use developments, and shall comply with the provisions of Section 35.30.170 – Solid Waste and Recycling Storage Facilities, of this Code. Enclosures shall be located within a building, incorporated into the exterior building design, or located within a detached enclosure designed and placed as follows:

- 1. **Location.** The enclosure shall be located to the rear or side of the building(s) and located outside of view from a public right-of-way.
- 2. **Materials.** The enclosure shall incorporate the materials and colors of the primary residential or mixed-use building design.

C. **Fences and Walls.** Fences and walls shall comply with the provisions of Section 35.30.070 – Fences and Walls, of this Code.

D. **Lighting.** Lighting shall comply with the provisions of Section 35.30.120 – Outdoor Lighting, of this Code.

E. **Screening of Mechanical Equipment.** The following development standards shall apply to new development projects subject to this chapter, as well as to the replacement or provision of new equipment that is added to serve existing building(s) that are subject to this chapter.

- 1. **General Requirements.** All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, must be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, and similar utility devices.
 - a. Screening must be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.

- b. Equipment must be screened on all sides.
 - c. The use of expanded metal lath or chain link for the purpose of screening is prohibited.
2. **Requirements for Specific Types of Mechanical Equipment.** The following additional screening standards apply to the specified types of mechanical equipment.
- a. **Ground-Mounted Equipment.** Ground-mounted equipment that faces a public viewing area must be screened to a height of 12 inches above the equipment and designed and painted to blend in with the surrounding area, unless such screening conflicts with utility access, in which case screening shall comply to the greatest extent that is technically feasible. Acceptable screening devices consist of decorative walls, berms, and/or plant materials.
 - b. **Exterior Wall Equipment.** Screening for wall-mounted equipment, (e.g., electrical meters, cable-connection boxes, electrical distribution cabinets, etc.) must incorporate elements of the building design (e.g., shape, color, texture, material, etc.). For screen walls that are three feet in height or lower, vegetative materials may be substituted for the screening device. This requirement does not apply to equipment that has accessibility and visibility requirements for health and safety.
- F. **Vents and Exhaust.** All wall-mounted vent and exhaust elements shall be located at interior corners of building walls or behind building elements that conceal them from public view. All flashing, sheet metal vents, exhaust fans or ventilators, and pipe stacks shall be painted a color to match the adjacent roof or wall material.

35.33.060 – Definitions. For the purpose of Chapter 35.33, the following definitions apply. Any terms used in this Chapter 35.33 that are undefined below, but that are defined in Chapter 35.110, shall have the meaning ascribed to them in Chapter 35.110.

Arcade. A series of arches supported by columns, pilasters, or piers.

Bracket. A projection from a vertical surface providing structural or visual support, typically found under cornices, balconies, windows, or any other overhanging element.

Colonnade. A row or series of evenly-spaced columns set at regular intervals, often freestanding or supporting a roof.

Cornice. A projecting shelf along the top of a wall supported by a series of brackets; the exterior trim where a roof and wall meet, consisting of soffit, fascia, and crown molding.

Dentil. An architectural detail of small, repeating blocks, typically used as a decoration under the soffit of a cornice.

Fenestration. The arrangement, proportioning, and design of windows, doors, and other exterior openings in a building.

Grasscrete. A type of permeable surfacing product that is manufactured using reinforced concrete pavers and designed to allow for grass, gravel, or stone to fill in the voids of the pavers and is sturdy enough to accommodate occasional vehicular use.

Groundcover. Low-growing herbaceous or woody vegetation, other than turf, which typically grows less than two feet high and used for understory planting under shrubs and trees. Generally grows with a creeping or spreading habit and used to cover bare soil areas within landscape planter areas.

Multiple-Unit. A housing development that contains two or more residential units.

Objective Design Standard. A standard that involves no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.

Parking Structure. A wholly or partly enclosed structure, comprised of one or more stories, used exclusively for the parking and storage of vehicles. A parking structure may be totally below-grade or subterranean, partially above-grade, or totally above-grade.

Pilaster. A partial pier or column, often with a base, shaft, and capital that is embedded in a wall and projects slightly.

Reveal. An inner surface of an opening or recess in a wall, typically in relation to a window or door.

Roof, Gable. A roof which slopes downward in two opposite directions from an upper, central ridge.

Roof, Hip. A roof which slopes downward in four directions from an upper, central point.

Roof, Mansard. A roof with a steep lower slope and flatter upper slope on all sides, either of convex or concave shape.

Roof, Shed. A roof which slopes downward in one direction and has no hips, ridges, or valleys.

Street, Primary. A primary street in relation to an existing or proposed site is the right-of-way with the higher street classification according to the City's Transportation Element, and which carries the greater volume of vehicular traffic.

Street Facade. The wall plane or facade of buildings facing a street, comprised of one or more contiguous buildings. Often used to describe a pedestrian-oriented environment.

SECTION 3: 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 4: Except as amended by this Ordinance, 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 5: 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 _____, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

DAS WILLIAMS, 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:

RACHEL VAN MULLEM
COUNTY COUNSEL

By:  _____
Deputy