

BOARD ZONING ORDINANCE AMENDMENT

PRELIMINARY DRAFT
SANTA BARBARA COUNTY

SANTA BARBARA RANCH PROJECT

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 35 OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, ZONING, BY AMENDING CHAPTER 35.14, ZONING MAP AND ZONES, CHAPTER 35.26, SPECIAL PURPOSE ZONES, CHAPTER 35.30, STANDARDS FOR ALL DEVELOPMENT AND LAND USES, CHAPTER 35.34, LANDSCAPING STANDARDS, CHAPTER 35.42, STANDARDS FOR SPECIFIC LAND USES, AND CHAPTER 35.104, AMENDMENTS.

Case No. 08ORD-00000-00009

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

SECTION 1:

ARTICLE 35.1, Development Code Applicability, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend of Section 35.14.020, Zoning Map and Zones, of Chapter 35.14, Zoning Map, to add the following in the Special Purpose Zone section of Table 1-1:

Table 1-1 - Zones

Zone Symbol	Name of Zone	Applicable Code Chapter
Special Purpose Zones		
MU	Mixed Use	35.26
<u>NTS</u>	<u>Naples Townsite</u>	
OT-R	Old Town-Residential (1)	
OT-R/LC	Old Town - Residential/Light Commercial	
OT-R/GC	Old Town - Residential/General Commercial	
PU	Public Works Utilities and Private Services Facility	
REC	Recreation	
TC	Transportation Corridor	

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

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.020, Purposes of the Special Purpose Zones, of Chapter 35.26, Special Purpose Zones, to add a new Subsection B, NTS (Naples Townsite) zone, to read as follows and to re-letter existing Subsection B. through Subsection E. as Subsection C. through Subsection F.

B. NTS (Naples Townsite) zone. The NTS zone is established due to unique circumstances particular to the Naples Townsite and is applied to the Naples Townsite in recognition of the Official Map of Naples (hereinafter the “Official Map”) adopted by the County on October 2, 1995, and the direction of Coastal Land Use Plan Policy 2-13 for land use at the Naples Townsite. This zone is intended to achieve a balance that provides for low density residential units, public access and recreation opportunities, preservation of the scenic and rural character of the Naples area, and conservation of open space and biological resources, compatible with the surrounding agricultural uses of the Gaviota Coast.

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.030, Special Purpose Zones Land Uses and Permit Requirements, of Chapter 35.26, Special Purpose Zones, to amend Subsection 35.26.030.C.1, MU, PU, and REC zones, of Subsection 35.26.030.C., Development Plan Approval Required, to read as follows:

- 1. MU, NTS, PU, and REC zones.** Within the MU, NTS, PU, and REC zones, Final Development Plan approval is required prior to any development, including grading.

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.030, Special Purpose Zones Land Uses and Permit Requirements, of Chapter 35.26, Special Purpose Zones, to add a new Subsection D.3 to Subsection 35.26.030.D., Accessory Structures, to read as follows:

- 3. Within the NTS zone, accessory uses and structures shall be limited to those required to support the principal permitted use and do not involve a commercial enterprise on the site.**

SECTION 5:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.030, Special Purpose Zones Land Uses and Permit Requirements, of Chapter 35.26, Special Purpose Zones, to amend Table 2-22, Allowed Land Uses and Permit Requirements for Special Purpose Zones, to add NTS and NTS CZ as additional

columns and within the Key to Zone Symbols, along with applicable Notes, as follows:

Table 2-22 Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)					
	P	Permitted use, Land Use or Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Conditional Use Permit required					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	NTS	NTS CZ					

AGRICULTURAL, MINING & ENERGY FACILITIES

Agricultural accessory structure	<u>P (3)</u>	<u>P (3)</u>					35.42.020
Agricultural processing - On-premise products	<u>P (3)</u>	<u>P (3)</u>					
Animal keeping (except equestrian facilities- see RECREATION)	<u>S (3)</u>	<u>S (3)</u>					35.42.060
Aquaculture	<u>—</u>	<u>—</u>					
Cultivated agriculture, orchard, vineyard	<u>P (3)</u>	<u>P (3)</u>					
Grazing	<u>E</u>	<u>E</u>					
Greenhouse, 300 sf or less	<u>—</u>	<u>—</u>					35.42.140
Greenhouse, more than 300 sf	<u>—</u>	<u>—</u>					35.42.140
Mining, extraction & quarrying of natural resources, not including gas, oil & other hydrocarbons	<u>—</u>	<u>—</u>					35.82.160
Mining - Surface, less than 1,000 cubic yards	<u>—</u>	<u>—</u>					35.82.160
Mining - Surface, 1,000 cubic yards or more	<u>—</u>	<u>—</u>					35.82.160
Oil & gas uses	<u>—</u>	<u>—</u>					35.5

INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING

Bakery and baked goods production and distribution	<u>—</u>	<u>—</u>					
Business machine manufacturing and assembly	<u>—</u>	<u>—</u>					
Ceramic product manufacturing	<u>—</u>	<u>—</u>					
Cosmetic and pharmaceutical manufacturing	<u>—</u>	<u>—</u>					
Electronics assembly	<u>—</u>	<u>—</u>					
Electronics, equipment, and appliance manufacturing	<u>—</u>	<u>—</u>					
Food and beverage product manufacturing	<u>—</u>	<u>—</u>					
Furniture/fixtures manufacturing, cabinet shops	<u>—</u>	<u>—</u>					
Handcraft industry, small scale manufacturing	<u>—</u>	<u>—</u>					
Laboratory - Medical, analytical, research and development	<u>—</u>	<u>—</u>					
Media production	<u>—</u>	<u>—</u>					
Merchandise manufacturing	<u>—</u>	<u>—</u>					
Precision machine shop	<u>—</u>	<u>—</u>					
Printing and publishing	<u>—</u>	<u>—</u>					
Recycling - Community recycling facility	<u>—</u>	<u>—</u>					
Recycling - Small collection center	<u>—</u>	<u>—</u>					
Recycling - Small collection center, non-profit	<u>—</u>	<u>—</u>					
Recycling - Specialized materials collection center	<u>—</u>	<u>—</u>					
Research and development	<u>—</u>	<u>—</u>					
Storage - Warehouse	<u>—</u>	<u>—</u>					
Wholesaling and distribution	<u>—</u>	<u>—</u>					

Key to Zone Symbols

NTS	Naples Townsite	CZ	Coastal Zone
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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Shall not be allowed within easement areas designated as part of an Open Space and Habitat Management Plan in compliance with Section 35.26.060.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)					
	P	Permitted use, Land Use or Coastal Permit required (2)					
	MCUP	Minor Conditional Use Permit required					
	CUP	Conditional Use Permit required					
	S	Permit determined by Specific Use Regulations					
	—	Use Not Allowed					
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	<u>NTS</u>	<u>NTS CZ</u>					

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Boat club	==	==					
Campground	==	==					
Commercial entertainment - Indoor	==	==					
Community center	==	==					
Conference center	==	==					
Country club, swimming and tennis	==	==					
Equestrian facility - Public or commercial	<u>MCUP (3)</u>	<u>MCUP (3)</u>					
Fairgrounds	==	==					
Fitness/health club or facility	==	==					
Fitness/health club or facility, accessory	==	==					
Golf course	==	==					
Historical park	==	==					
Library, museum	==	==					
Meeting facility, public or private	==	==					
Meeting facility, religious	==	==					
Park, playground - Public	<u>P (4)</u>	<u>P (4)</u>					
Park, playground - Private	==	==					
Private residential recreation facility	==	==					
Recreational vehicle (RV) park	==	==					
School	==	==					
School - Business, professional, trade	==	==					
Shooting range	==	==					
Sports and outdoor recreation facilities	==	==					
Sports and outdoor recreation facilities, accessory	==	==					
Studio - Art, dance, martial arts, music, etc	==	==					
Theater - Indoor	==	==					
Trail for bicycles, hiking, or riding	==	==					
Trout farm	==	==					
Zoo	==	==					

Key to Zone Symbols

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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Only one such facility may be allowed within each project site area covered by an approved Final Development Plan and such facility may only be used by owners and residents of the project area for non-commercial purposes.
- (4) Use restricted to public coastal access and recreational uses not associated with a commercial onsite operation, commercial-lead tours of the site, or any for-fee or other remuneration recreational activities, except as allowed as part of an equestrian facility, are expressly prohibited.

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LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	<u>NTS</u>	<u>NTS</u> <u>CZ</u>					

RESIDENTIAL USES

Agricultural employee housing, 4 or fewer employees	<u>MCUP</u>	<u>MCUP</u>					35.42.030
Agricultural employee housing, 5 or more employees	<u>CUP</u>	<u>CUP</u>					35.42.030
Caretaker/manager dwelling	==	==					
Dwelling, one-family	<u>P (3)</u>	<u>P (3)</u>					
Dwelling, two-family	==	==					
Dwelling, multiple	==	==					
Emergency shelter	==	==					
Guest house or artist studio	<u>P</u>	<u>P</u>					35-42.160
Home occupation	<u>P</u>	<u>P</u>					35.42.190
Mobile home park	==	==					35.23.080
Monastery	==	==					
Residential accessory use or structure	<u>P</u>	<u>P</u>					35.42.020
Residential project convenience facility	==	==					35.42.220
Residential second unit	<u>CUP (4)</u>	<u>CUP (4)</u>					35.42.230
Single room occupancy facility (SRO)	==	==					
Special care home, 7 or more clients	==	==					35.42.090

RETAIL TRADE

Agricultural product sales, on-site production only	<u>P</u>	<u>P</u>					35.42.050
Auto and vehicle sales and rental	==	==					
Bar, tavern	==	==					
Building and landscape materials sales - Outdoor	==	==					
Clothing store	==	==					
Convenience store	==	==					
Convenience store, in mixed use project	==	==					
Drive-through facility	==	==					35.42.130
General retail	==	==					
Grocery/food store	==	==					
Office supporting retail	==	==					
Plant nursery	==	==					
Restaurant, café, coffee shop - Indoor and outdoor	==	==					
Restaurant, café, coffee shop - Accessory to recreation use	==	==					
Service station	==	==					
Visitor-serving commercial	==	==					

Key to Zone Symbols

<u>NTS</u>	Naples Townsite	<u>CZ</u>	Coastal Zone
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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit for a primary one-family dwelling on a lot that resulted from recordation of a Final (Tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (4) Not allowed in addition to a artist studio.

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LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	<u>NTS</u>	<u>NTS</u> <u>CZ</u>				

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

Bank, financial services - Branch facility	==	==				
Bank, financial services - Complete facility	==	==				
Business support services	==	==				
Drive-through facility	==	==				35.42.130
Medical services - Clinic	==	==				
Medical services - Doctor office	==	==				
Medical services - Extended care	==	==				
Medical services - Hospital	==	==				
Office - Accessory	==	==				
Office - Business/service	==	==				
Office - Executive headquarters	==	==				
Office - Professional/administrative	==	==				

SERVICES - GENERAL

Cemetery, mausoleum	==	==				
Charitable or philanthropic organization	==	==				
Large family day care home	==	==				35.42.090
Small family day care home	==	==				35.42.090
Child care center, Non-residential	==	==				35.42.090
Child care center, Non-residential, accessory	==	==				35.42.090
Child care center, Residential	==	==				35.42.090
Drive-through facility	==	==				35.42.130
Lodging - Hostel	==	==				
Lodging - Hotel or motel	==	==				
Mortuary	==	==				35.42.120
Mortuary, accessory to cemetery	==	==				35.42.120
Music recording studio	==	==				
Personal services	==	==				
Personal services, employees only	==	==				
Personal services in mixed use project	==	==				
Repair service - Equipment, appliances, etc. - Indoor	==	==				
Repair service - Equipment, appliances, etc. - Outdoor	==	==				
Repair service - Small appliances	==	==				
Vehicle services - Minor maintenance/repair	==	==				

Key to Zone Symbols

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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
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LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	<u>NTS</u>	<u>NTS CZ</u>				

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Agricultural product transportation facility	<u>CUP</u>	<u>CUP</u>				35.42.040.B.2
Airstrip, public	=	=				
Airstrip, private and temporary	=	=				
Airstrip, temporary	=	=				
Boat launching facility accessory to approved recreation use	=	=				
Drainage channel, water course, storm drain, less than 20,000 sf	=					
Drainage channel, water course, storm drain, 20,000 sf or more	P	P				
Electrical substation - Minor (3)	<u>MCUP</u>	<u>MCUP</u>				
Electrical substation - Major	=	=				
Electrical transmission line (4) (5)	<u>CUP</u>	<u>CUP</u>				
Flood control project, less than 20,000 sf total area (6)	P	P				
Flood control project, 20,000 sf or more total area (6)	<u>MCUP</u>	<u>MCUP</u>				
Freeways and related facilities	=	P				
Heliport	=	=				
Parking facility, conjunctive use	=	=				35.36.120
Parking facility, public or private	=	=				
Pier, dock	=	=				
Pipeline - Oil and gas	=	=				35.5
Public utility facility	=	=				
Public works or private service facility	=	=				
Railroad	=	=				
Road, street, less than 20,000 sf total area (6)	P	P				
Road, street, 20,000 sf or more total area (6)	<u>MCUP</u>	<u>MCUP</u>				
Roadside rest area operated by a governmental agency	=	=				
Sea wall, revetment, groin, or other shoreline structure	=	=				
Telecommunications facility	S	S				35.44
Transit station or terminal	=	=				
Truck and freight terminal - Temporary	=	=				
Truck and freight terminal - Permanent	=	=				
Underground gas storage	=	=				
Utility service line with less than 5 connections (4)	P	P				
Utility service line with 5 or more connections (4)	<u>MCUP</u>	<u>MCUP</u>				
Vehicle inspection station, permanent, governmental	=	=				
Wind turbines and wind energy systems	S	S				35.57

Key to Zone Symbols

NTS	Naples Townsite	CZ	Coastal Zone
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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Use is subject to the standards of the PU zone.
- (4) Does not include lines outside the jurisdiction of the County.
- (5) Not allowed in the VC overlay.
- (6) Not applicable to facilities constructed by the County outside of the Coastal Zone.

Table 2-22 - Continued Allowed Land Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)				
	P	Permitted use, Land Use or Coastal Permit required (2)				
	MCUP	Minor Conditional Use Permit required				
	CUP	Conditional Use Permit required				
	S	Permit determined by Specific Use Regulations				
	—	Use Not Allowed				
LAND USE (1)	PERMIT REQUIRED BY ZONE					Specific Use Regulations
	<u>NTS</u>	<u>NTS CZ</u>				

WATER SUPPLY & WASTEWATER FACILITIES

Bulk water importation facilities	==	==				
Desalination facility, serving less than 15 connections	==	==				
Desalination facility, 15 to less than 200 connections	==	==				
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	<u>P</u>	<u>P</u>				
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	<u>MCUP</u>	<u>MCUP</u>				
Reservoir, less than 20,000 sf total development	<u>P</u>	<u>P</u>				
Reservoir, 20,000 sf to less than 50,000 sf total development	<u>MCUP</u>	<u>MCUP</u>				
Reservoir, 50,000 sf or more total development	<u>MCUP</u>	<u>MCUP</u>				
Sewage treatment facilities - Central plant	==	==				
Wastewater treatment system, individual, alternative	<u>MCUP</u>	<u>MCUP</u>				
Wastewater treatment system, individual	<u>P</u>	<u>P</u>				
Wastewater treatment facility, less than 200 connections	<u>CUP</u>	<u>CUP</u>				
Water diversion project	<u>MCUP</u>	<u>MCUP</u>				
Water extraction - Commercial	==	==				
Water or sewer system pump or lift station (4)	<u>P</u>	<u>P</u>				
Water supply, treatment, storage facilities - Central plant	==	==				
Water system with 1 connection	<u>P</u>	<u>P</u>				
Water system with 2 to less than 5 connections	<u>MCUP</u>	<u>MCUP</u>				
Water system with 5 or more connections (5)	<u>MCUP</u>	<u>MCUP</u>				
Water well, agricultural	<u>P</u>	<u>P</u>				

Key to Zone Symbols

NTS	Naples Townsite	CZ	Coastal Zone
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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.26.030.C.
- (3) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (4) In the Inland area, such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.
- (5) In the Coastal Zone, limited to less than 200 connections.

SECTION 6:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.26.040, Special Purpose Zones Development Standards, of Chapter 35.26, Special Purpose Zone, to amend Table 2-24, Special Purpose Zones Development Standards, to add a new column to read as follows:

Table 2-24 – Special Purpose Zones Development Standards

Development Feature	Requirement by Zone		
	<u>NTS & NTS (CZ) Naples Town Site</u>		
Minimum Lot Size	<i>Minimum area for lots proposed in new subdivisions.</i>		
	None		
Residential density	<i>Maximum number of dwelling units allowed on a lot. The actual number of units allowed will be determined through subdivision or planning permit approval.</i>		
Maximum density	See Section 35.26.xxx.		
	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			
Front – Secondary			
Side	<u>As determined by Final Development Plan.</u>		
Rear			
Accessory structures			
Building separation			
Site coverage	<i>Maximum percentage of net site area covered by buildings.</i>		
Maximum coverage	<u>As determined by Final Development Plan.</u>		
Height limit	<i>Maximum allowable height of structures. See Section 35.30.090 (Height Measurement, Exceptions and Limitations).</i>		
Maximum height	See Section 35.26.060.		
Landscaping	See Section 35.26.060 and Chapter 35.34 (Landscaping Standards).		
Parking	See Chapter 35.36 (Parking and Loading Standards).		
Signs	See Chapter 35.38 (Sign Standards).		

SECTION 7:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Chapter 35.26, Special Purpose Zone, to add a new Section 35.26.060, NTS Zone Additional Standards, to read as follows, and to renumber existing Section 35.26.060 through Section 35.26.090 as Section 35.26.070 through 35.26.100:

35.26.060 - NTS Zone Standards

Proposed development and new land uses within the NTS zone shall comply with the following standards, in addition to those in Section 35.26.040 (Special Purpose Zones Development Standards).

A. Design Review required. Any structure exceeding 500 square feet of gross floor area, and any addition to an existing structure where the addition exceeds 500 square feet of gross floor area or any addition to an existing structure that results in a structure exceeding 500 square feet of gross floor area shall require Design Review in compliance with Section 35.82.070 (Design Review).

B. Minimum lot Size.

1. Newly created lots and reconfiguration of existing lots shall conform to the approved Development Plan.
2. No minimum lot size is required; however, structures and site improvements shall be confined to development envelopes and the remaining area of each lot outside of the development envelope shall be restricted to agriculture or open space and protected by permanent easement.
3. Development envelope, as used herein means and includes the contiguous portion of a lot on which is located all structures and site improvements as shown and designated on the Development Plan.

C. Setbacks. There are no standard setback requirements. Setbacks shall be designated on the approved Development Plan in order to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the Naples Townsite zone.

D. Siting of structures. The siting of structures shown on the Development Plan shall be based on the following factors: privacy, light and air, solar exposure, building configuration, aesthetics and preservation of public views.

E. Distance required between structures and designated trails. All structures shall be setback from public trails in compliance with the standards set forth on the adopted Santa Barbara County Parks Recreation and Trails Map (PRT) in effect at the time of approval of the Development Plan (Preliminary or Final). In the absence of an adopted standard, a minimum setback of 35 feet shall be required.

F. Height limit.

1. The height limit for structures is 25 feet except as provided below.
 - a. 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 35 feet in height where the excess height is not prohibited by 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.

- b. Subsection F.1.a., above, shall supersede the height limit exception provided in Section 35.30.090.D.1.
2. Development shall be subject to the Ridgeline and Hillside Development Guidelines if applicable in compliance with Section 35.62.040.

G. Open Space and Habitat Management Plan. All areas proposed for open space and resource protection shall be designated as part of the approved Development Plan, along with the mechanism by which the areas proposed for open space and resource protection will be preserved (e.g., fee dedication, easement, etc.). Such areas shall be designated in consideration of resource protection policies and the balancing of land use objectives stipulated in Section 35.26.020.B.

- 1. A preliminary Open Space and Habitat Management Plan shall be submitted in conjunction with an application to rezone to the Naples Townsite zone.
- 2. Prior to issuance of Coastal Development Permits in compliance with Section 35.82.050 (Coastal Development Permits) or Land Use Permits in compliance with Section 35.82.110 (Land Use Permits) for any aspect of an approved Final Development Plan, a final Open Space and Habitat Management Plan shall be submitted for review and approval by the Department.
- 3. The Open Space and Habitat Management Plan shall provide for the conservation, restoration and enhancement of habitat, and preservation of all designated open space.
- 4. The Open Space and Habitat Management Plan shall be prepared by a qualified biologist in collaboration with appropriate specialists, as approved by the Department, and shall include chapters or components that incorporate, as applicable, the following items:
 - a. A Habitat Management Program that protects special-status plants and wildlife, the integrity of wildlife foraging and movement habitat, and the existing quality of habitats in the project area.
 - b. A Fuel Management Program that balances public safety with resource protection by maintaining adequate grassland buffers between structures and scrub and oak woodland habitats.
 - c. A Resident and Public Use Management and Resource Education Program that regulates resident and public access, protects biological resources in designated open space areas and educates property owners on resource management.
 - d. A Habitat Continuity Program that preserves and enhances habitat so that wildlife movement through designated open space areas may be allowed to continue with a minimum of disruption.

- e. A Non-Native Wildlife Control Program that controls brown-headed cowbirds and European starlings which are attracted, in particular, to livestock areas.
 - f. A Monarch Butterfly Roost Protection Program that safeguards monarch butterflies from development activities and subsequent use of open spaces, including the bluffs near the ocean.
 - g. A Construction Management Program that details best management practices to minimize potential soil erosion during construction and demonstrates that surface runoff from hardscapes and access roads will not increase the potential for soil erosion.
 - h. An Agricultural Management Program that prohibits row-crop agriculture (e.g., orchards, vineyards, etc.) within all designated open space areas containing grassland, coastal scrub, chaparral, oak woodland, wetland or eucalyptus woodland habitats.
5. The topical areas and specificity of the Open Space and Habitat Management Plan shall be appropriate to the environmental setting of the property and the final content shall be determined in connection with the environmental review process for the project.
6. The Open Space and Habitat Management Plan shall identify the location of easements on all project parcels where lands are to be protected and/or enhanced. All allowable and unallowable uses and activities within each easement shall be described in the Open Space and Habitat Management Plan.
7. The Open Space and Habitat Management Plan shall identify the specific third party conservation organization (e.g., Land Trust or other organization), among whose purposes it is to conserve open space and/or natural resources of the conservation easement, provided that:
- a. The organization is a bona fide conservation organization; and
 - b. Provisions for proper reverter or retransfer to another bona fide conservation organization are made in the event that organization becomes unwilling or unable to continue carrying out its functions.

In the event a third party conservation organization is unavailable to accept the easement and implement the Open Space and Habitat Management Plan, the County shall identify an alternative appropriate entity. If the replacement organization cannot demonstrate expertise in natural resource management and conservation, such organization, as a condition of its selection, shall employ a qualified biologist, as approved by the Department, to monitor implementation of the Open Space and Habitat Management Plan.

8. Through implementation of the Open Space and Habitat Management Plan, the third party conservation organization shall assure that the open space will be protected in perpetuity from all forms of development, except as shown on the approved

Development Plan.

H. Visual development standards.

1. Visual analysis.

- a. No permits for development shall be issued without project-specific visual analysis that uses story poles, photo-simulation or other comparable visualization techniques, to analyze the height, scale and character of proposed structures as seen from prominent public viewing areas.
- b. The visual analysis shall be performed and submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone and shall be used to demonstrate consistency with relevant visual resource policies of the Comprehensive Plan including the Coastal Land Use Plan.
- c. Prominent public viewing areas, as used in this Subsection, means and includes vantage points readily accessible to the general public which provide the greatest opportunity for viewing natural features of the project area taking into account physical topography, foreground obstructions, proximity to the project site, viewing duration, number of viewers and similar considerations that limit visibility of the proposed development. Areas that are determined to constitute prominent public viewing areas shall be graphically depicted in the visual analyses.

2. Lighting.

- a. All lighting shall be energy conserving and follow night sky lighting practices, generally conforming to the standards and recommendations of the International Dark-Sky Association and the Illuminating Engineering Society of North America. All exterior lighting installations shall be:
 - (1) Designed and installed to be fully shielded (full cutoff) such that the lamp itself or the lamp image is not directly visible beyond the area of illumination.
 - (2) Located and designed so as to avoid creating off-site glare, light spillover onto adjacent properties, or upward illumination into the night sky.
 - (3) Of low intensity and low glare design.
 - (4) Utilize motion, light and time sensors that minimize the duration of use.
- b. All light poles, fixtures, and hoods shall be constructed or coated with a non-reflective exterior finish.
- c. No uplighting of landscape or structures shall be allowed and exterior lighting of driveways, roads and parking areas shall be the minimum necessary to provide safety and security.

- d. A schematic lighting concept shall be submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone.
 - f. Prior to the issuance of Coastal Development Permits in compliance with Section 35.82.050 (Coastal Development Permits) or Land Use Permits in compliance with Section 35.82.110 (Land Use Permits) for any aspect of an approved Final Development Plan, final lighting details shall be submitted for review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review).
3. **Roads, driveways, and parking areas.**
- a. All roads, driveways and parking areas (private as well as public) shall be sited so as to avoid, where feasible, their visibility from public viewing areas (e.g., public roads, trails and the ocean) including, where possible, the consolidation and sharing of common access.
 - b. If paved surfaces cannot feasibly be located outside the public viewshed due to geologic, topographic or biological constraints, only surface materials that are designed to be compatible and not detract from the rural character of the Gaviota Coast shall be allowed.
 - c. Such design techniques should include use of stamped and colorized concrete and paving with locally-occurring earth-tone colors.
 - d. A schematic hardscape concept shall be submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone.
 - e. Prior to the issuance of Coastal Development Permits in compliance with Section 35.82.050 (Coastal Development Permits) or Land Use Permits in compliance with Section 35.82.110 (Land Use Permits) for any aspect of an approved Final Development Plan, surface materials for all paved surfaces shall be submitted for review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review).
4. **Undergrounding of utility services.** All new utility service shall be underground.
5. **Public access stairways.** Any public access stairway(s) constructed at the Naples bluff shall be designed with materials that are durable, promote safety, and minimize the visual effect on the natural setting.
- a. Concept drawings of all public trail and bluff access improvements shall be submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone.
 - b. Prior to issuance of Coastal Development Permits in compliance with Section 35.82.050 (Coastal Development Permits) or Land Use Permits in compliance with Section 35.82.110 (Land Use Permits) for any aspect of an approved Final Development Plan, final design details of all public trails and bluff access

stairway(s) (if any) shall be submitted for review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review).

6. **Preservation of existing features.** Existing features that serve to blend, obscure or otherwise substantially diminish visibility of proposed structures, as well as new features which serve as mitigation to accomplish the same outcome, shall be maintained in a continuous state of good condition and repair. Existing vegetation that serves to screen the proposed development shall not be altered in any manner that would increase the visibility of the development except where:

- a. Such alteration is specifically allowed by the approved Development Plan.
- b. Such alteration is performed under the direction of a licensed arborist
- c. Such alteration, if it involves tree removal, is determined necessary and appropriate by a licensed arborist for reasons of disease, death or similar circumstance.

In addition, any trees or significant vegetation (whether existing at time of development or added as a condition of approval) which are integral to demonstrating consistency with relevant visual resource policies of the Comprehensive Plan including the Coastal Land Use Plan, and which subsequently die, shall be replaced with trees and vegetation of a comparable size, species and density that shall achieve the same or comparable visual effect within a reasonable period of time as determined by the Board of Architectural Review.

7. **Preservation and maintenance of trees and vegetation on adjacent property.**

- a. Preservation and maintenance of trees and vegetation on adjacent property, owned by parties other than the applicant, that serve to blend, obscure or substantially diminish visibility of proposed structures on the applicant's property shall be the applicant's responsibility. Alternatively, the applicant shall create a comparable hedgerow on its property with trees and vegetation of a comparable size, species and density that shall, within five years, achieve the same or comparable visual effect that is presently served by trees and vegetation on adjacent property.
- b. Prior to issuance of Coastal Development Permits in compliance with Section 35.82.050 (Coastal Development Permits) or Land Use Permits in compliance with Section 35.82.110 (Land Use Permits) for any aspect of an approved Final Development Plan, a Vegetative Hedgerow Plan shall be submitted for review and approval by the Department. The Vegetative Hedgerow Plan shall:
 - (1) Identify off-site trees and vegetation that are integral to the project.
 - (2) Specify the mechanism and arrangements by which to assure that off-site trees and vegetation are maintained in a continuous state of good condition and repair, in compliance with the standards set forth in Subsection H.6. above.

- (3) Provide a planting plan with appropriate security to create a comparable hedgerow on the site the proposed development.

8. **Fencing.**

a. Goals. Exterior fencing shall affirmatively further the following overarching goals:

- (1) Reflect the rural character of the Gaviota Coast.
- (2) Be permeable and not impair public views nor the passage of light, air or native wildlife.
- (3) Avoid the appearance of property fragmentation (e.g., use of rocks or similar low-profile materials to demark property lines).

b. Schematic fencing concept. A schematic fencing concept shall be submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone. This schematic fencing concept shall affirmatively further the goals listed in Subsection H.8.a., above, and shall:

- (1) Depict typical fencing details for individual lots and development envelopes.
- (2) Identify all of the following:
 - (a) Perimeter and common area fencing property line delineation.
 - (b) Separation between private and public open space easement areas.
 - (c) Separation for agricultural areas, and where applicable, at or within development envelopes.

c. Fencing plan standards. The fencing plan shall be in compliance with the following standards:

- (1) Fencing outside of the development envelope of individual lots shall be constructed with appropriate materials such as unpainted split rail, low stone wall or wire consistent with the rural and agrarian character of the land.
- (2) Where fencing would separate an agricultural area from an Open Space and Habitat Management Plan easement area, said fencing shall use material or devices that are not injurious of wildlife; barb wire fences are expressly prohibited.
- (3) Fencing within the development envelope of individual lots may employ solid materials, consistent and complimentary with the architectural character of the building design, not to exceed a maximum height of six

feet. Fencing at or within the development envelope may be designed to restrict wildlife passage.

9. Roadways and drainage.

- a. Roads and driveways shall be kept to a minimum width and length, and shared where possible.
- b. Roads and driveways shall utilize permeable features (e.g., natural inlaid rock-lined gutters, etc.) to improve natural filtration or otherwise direct sheet flows to bioswales, subject to County Fire Department access roadway requirements. Private lot parking areas or auto courts are permitted to be constructed of impermeable surfaces, subject to the limitations in this Section.
- c. All paved surfaces shall be designed so as to divert surface water to bioswales, French drains or other appropriate drainage devices to avoid, where feasible, surface run off into creeks and the ocean.
- d. Grading for roads and driveways shall be minimized.

10. Sea walls and other bluff protective devices, and public and private beach access stairways.

- a. Development on blufftop parcels within the Naples Townsite zone shall be conditioned during permit approval so that no protective device(s) that would alter the natural landforms of bluffs or cliffs shall be constructed to protect structures in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. Prior to the issuance of a Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 for any aspect of an approved Final Development Plan, a Notice to Property Owner shall be required to be recorded by the property owner that will provide notification to all future owners and successors of the restrictions of this subsection.
- b. Any public access stairways to the beach shall be engineered and designed with best management practices erosion control measures.
- c. Private access stairways to the beach are prohibited. Prior to the issuance of a Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 for any aspect of an approved Final Development Plan, a Notice to Property Owner shall be required to be recorded by the property owner that will provide notification to all future owners and successors of the restrictions of this subsection.

11. Landscaping.

- a. Landscaping shall be utilized to visually integrate development with the rural character of the Gaviota Coast. A schematic landscape concept shall be submitted as part of the Development Plan in conjunction with an application to rezone to the Naples Townsite zone which:
- (1) Depicts typical planting details for individual lots and development envelopes.
 - (2) Identifies all perimeter and common area landscaping.
- b. Prior to issuance of a Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 for any aspect of an approved Final Development Plan, landscape and irrigation plans shall be prepared by a botanist, licensed landscape contractor or California registered landscape architect and shall be submitted for review and approval by the Board of Architectural Review in compliance with Section 35.82.070 (Design Review). The landscape and irrigation plans shall incorporate at a minimum the following features:
- (1) Water conserving irrigation and drought-tolerant native species, consistent with existing vegetation located along the Gaviota Coast.
 - (2) Selection of vegetation on the basis of screening capabilities, non-invasive character, rate of growth, and compatibility with existing on-site vegetation (if any).
 - (3) The type, size and density of new plant material shall be sufficient, within five years, to reasonably screen or otherwise blend the development into its natural setting.
 - (4) Retention of existing vegetation for their screening and visual character.
 - (5) Newly planted non-native landscaping shall not be visually obtrusive to public views (e.g., large, non-native palm trees, etc.) or detract from the rural character of the Gaviota coast.
 - (6) Implementation of an Integrated Pest Management Plan that avoids or minimizes use of biodegradable pesticides and herbicides.

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 Section 35.30.070, Fences and Walls, of Chapter 35.30, Standards for All Development and Land Use, by adding a new Subsection 5 to Subsection C., Height limits and permit requirements, to read as follows:

5. **Naples Townsite zone.** All fences located on a lot zoned Naples Townsite shall be in compliance with the fencing plan component of the Final Development Plan in effect for the subject lot.

SECTION 9:

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 35.30.070, Fences and Walls, of Chapter 35.30, Standards for All Development and Land Use, by amending Table 3-1, Fence Height and Permit Requirements in all Zones Except in Agricultural Zones, to read as follows:

Table 3-1 - Fence Height and Permit Requirements in all Zones Except in Agricultural Zones

Fence Location	Permit Requirement		
	Exempt from Planning Permit (1)	Coastal Development or Land Permit Required	Minor Conditional Use Permit Required (2)
Within required front setback	Fence 6 ft or less in height; gatepost 8 ft or less in height	Not Applicable	Fence more than 6 ft high; gatepost more than 8 ft high
Within side and rear setbacks	Fence 8 ft or less in height; gatepost 10 ft or less in height	Not Applicable	Fence more than 8 ft high; gatepost more than 10 ft high
Within interior lot setback 20 ft or less from a street right-of-way	Fence 6 ft or less in height; gatepost 8 ft or less in height.	Not Applicable	Fence more than 6 ft high; gatepost more than 8 ft high
Within interior lot setback more than 20 ft from a street right-of-way	Fence 8 ft or less in height; gatepost 10 ft or less in height	Not Applicable	Fence more than 8 ft high; gatepost more than 10 ft high
Outside of a required setback	Fence 8 ft or less in height; gatepost 10 ft or less in height	Fence more than 8 ft high; gatepost more than 10 ft high	Not Applicable

Notes:

- (1) Within the Coastal Zone, fences shall be exempt only if the development will:
- Not be located within or adjacent to a wetland, beach, environmentally sensitive habitat or on or within 50 feet of a coastal bluff; and
 - Not result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights); and
 - Not result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.

If the fence does not meet the preceding criteria for an exemption, than a Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) is required.

- (2) Within the Naples Townsite zone, additional height may not be allowed with a Minor Conditional Use Permit.

SECTION 10:

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 35.34.090, Special Purpose Zones Landscaping Requirements, of Chapter 35.34, Landscaping Standards, by adding a new Subsection B to read as follows, and to re-letter existing Subsection B. through Subsection E. as Subsection C. through Subsection F:

B. Naples Townsite (NTS) zone. A landscape plan shall be approved for all development within the NTS zone. The landscape plan shall be in compliance with the requirements of Subsection 35.26.060.H.11.

SECTION 11:

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 Section 35.42.030, Agricultural Employee Dwellings, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

35.42.030 - Agricultural Employee Dwellings

A. Purpose and applicability. This Section provides standards for agricultural employee dwellings, where allowed by Article 35.2 (Zones and Allowable Land Uses).

B. Uses allowed with a Minor Conditional Use Permit. Additional dwellings housing up to, but not exceeding, four employees of the owner or lessee of the land that are engaged full-time in agriculture on the farm or ranch upon which the dwelling is located, are allowed, provided:

1. The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support the use; and
2. The applicant provides proof of the full-time employment of the employees. Said proof shall be to the satisfaction of the Department in the form of any one or combination of the following:
 - a. Employer's income tax return.
 - b. Employee's pay receipts.
 - c. Employer's DE-3 form.
 - d. Employee's W-2 form.
 - e. A notarized contract between the permittee and the employee which delineates work to be performed and wages to be received.
 - f. Other option approved by the Director.
3. **NTS zone.** On a lot zoned NTS:
 - a. The minimum gross lot area on which an agricultural employee dwelling may be approved is 100 acres.
 - b. An agricultural employee dwelling shall not be allowed in addition to an artist studio, guesthouse or residential second unit.
 - c. The gross floor area of an agricultural employee dwelling shall not exceed 1,200 square feet.

C. **Uses allowed with a Conditional Use Permit.** Additional dwellings housing five or more employees engaged full time in agriculture working on or off the farm or ranch upon which dwellings are located.

1. **NTS zone.** On a lot zoned NTS, only one such Conditional Use Permit may be allowed within each project site area covered by an approved Final Development Plan.

SECTION 12:

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 Section 35.42.050, Agricultural Product Sales, of Chapter 35.42, Standards for Specific Land Uses, to add a new Subsection C.4, NTS zone, to Subsection C., Permit requirements, to read as follows:

4. **NTS zone.**
 - a. **Coastal Zone.** Within the Coastal Zone, the sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Coastal Development Permit or Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below and only if the activity will not:
 - (1) Be located within or adjacent to a wetland, beach, environmentally sensitive habitat area or on or within 50 feet of a coastal bluff.
 - (2) Result in any potential adverse effects to public access to the beach or public hiking and equestrian trails (including where there is substantive evidence of prescriptive rights).
 - (3) Result in significant adverse impacts to scenic views from beaches, parklands, public viewing areas, and public roadways.
 - b. **Inland area.** Within the Inland area, the sale of agricultural products grown onsite shall be exempt from the requirement to obtain a Land Use Permit provided the activity is conducted in compliance with the development standards specified in Subsection D. (Standards) below.

SECTION 13:

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 Section 35.42.050, Agricultural Product Sales, of Chapter 35.42, Standards for Specific Land Uses, to amend Subsection D.2. of Subsection D, Standards, to read as follows:

2. In the Inland area, except on a lot zoned NTS, if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural

structure or from a separate stand not exceeding 600 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.

- a. On a lot zoned NTS if a structure is required for the sale of agricultural products, the sale shall be conducted within an existing agricultural structure or from a separate stand not exceeding 200 square feet of gross floor area and located no closer than 20 feet to the right-of-way line of any street.

SECTION 14:

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 Section 35.42.060, Animal Keeping, of Chapter 35.42, Standards for Specific Land Uses, by amending Subsection E.1., Zones other than EX-1/EX-1 CZ, of Subsection E., Use of property for animals different in species or greater in number, to read as follows:

1. **Zones other than EX-1/EX-1 CZ and NTS/NTS CZ.** In all zones other than EX-1, EX-1 CZ, NTS and NTS CZ, a lot may be used for the keeping of animals that are of a different species than those identified in Table 4-1 through Table 4-8, or where the number of animals is greater than that specified in Table 4-1 through Table 4-8 in compliance with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

SECTION 15:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.42.060, Animal Keeping, of Chapter 35.42, Standards for Specific Land Uses, by amending Subsection F., Specific animal keeping standards, to add a new Subsection F.3 to read as follows, and to renumber existing Subsection F.3. and F.4. as F.4. and F.5:

3. **Special standards and requirements for animal keeping in the NTS zones.** The following special standards shall apply to animal keeping in the NTS and NTS CZ zones:
 - a. **Accessory use.** Except for animals that are kept as part of an agricultural use of the lot:
 - (1) The animal keeping shall be accessory to a residential use of a dwelling located on the lot where the animal keeping occurs.
 - (2) The animals are for the domestic use of the residents of the lot only and are not kept for commercial purposes.

b. **Animal enclosures for large animals.**

- (1) No stable, barn or other enclosure for large animal (e.g., paddock, corral) shall be located on a single lot having a gross area of less than 20,000 square feet.
- (2) No portion of a stable, barn or other large animal enclosure shall be located closer than:
 - (a) 40 feet to any dwelling located on another lot.
 - (b) 70 feet to any street centerline and 20 feet to any street right-of-way.
 - (c) 15 feet from the rear property line.
 - (d) 10 feet from the side property lines.
 - (e) 10 feet from the property lines of an interior lot.

c. **Limitation on dogs.**

- (a) No more than three dogs shall be allowed on a lot.
- (b) Dogs shall be controlled by a leash at all times whenever they are outside a recorded development envelope.

d. **Small non-hoofed animals.** Small non-hoofed animals (e.g., chickens, birds, ducks, rabbits) may be allowed provided that:

- (1) The keeping of such animals is not injurious to the health, safety or welfare of the neighborhood and does not create offensive noise or odor as determined by the Director after advice from the Public Health Department.
- (2) Enclosures for such animals shall be located no closer than 25 feet to any dwelling located on another lot.
- (3) Not more than 10 such animals of any species allowed under this category shall be permitted on any lot unless they are kept as part of an agricultural use of the lot.
- (4) Beekeeping is not allowed.

e. **Boarding and raising of animals.** Boarding and raising of animals for commercial purposes is expressly prohibited.

SECTION 16:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.42.060, Animal Keeping, of Chapter 35.42, Standards for Specific

Land Uses, Table 4-8, Animal Keeping in Special Purpose Zones, to the animal keeping permit requirements and maximum number of animals per lot and additional regulations for the NTS zone as follows:

Table 4-8 Animal Keeping in Special Purpose Zones: MU, NTS, NTS CZ, OT-R, OT-R/LC, OT-R/GC, PU, PU CZ, REC, REC CZ, TC		E P MCUP CUP S —	Allowed use, no permit required (Exempt) Permitted Use, Land Use or Coastal Permit Required Minor Conditional Use Permit Conditional Use Permit required Permit requirement set by Specific Use Regulations Use not allowed	
Type of Animal or Animal Keeping Activity	Permit Requirement by Zone (1)		Maximum Number of Animals per Lot (2)	Additional Regulations
<u>Animal husbandry</u>	<u>NTS</u>	<u>—E(5)</u>	<u>1 large hoofed animal per 20,000 sf, with a maximum of 3 swine or 5 other animals per lot; 1 small hoofed animal (not including cattle or horses) if lot is a minimum of 10,000 sf</u>	
<u>Household pets</u>	<u>NTS</u>	<u>E</u>	<u>See 35.42.060.F.1</u>	<u>35.42.060.F.1</u>
<u>Cattle, not involving a commercial livestock feed or sales yard, or dairy; horses and mules; llamas and alpacas; ostriches (3)</u>	<u>NTS</u>	<u>E</u>	<u>1 animal per 20,000 sf with a maximum of 5 animals per lot</u>	<u>35.42.060.F.3</u>
<u>Commercial raising and boarding of animals</u>	<u>NTS</u>	<u>—E(6)</u>		
<u>Dairy</u>	<u>NTS</u>	<u>—</u>		
<u>Goats and sheep (3)</u>	<u>NTS</u>	<u>E</u>	<u>1 animal per 20,000 sf; maximum of 5 animals per lot</u>	<u>35.42.060.F.3</u>
<u>Hogs and swine(3)</u>	<u>NTS</u>	<u>E</u>	<u>1 animal per 20,000 sf with a maximum of 3 animals per lot</u>	<u>35.42.060.F.3</u>
<u>Kennel, commercial</u>	<u>NTS</u>	<u>—</u>		
<u>Kennel, non-commercial (3)</u>	<u>NTS</u>	<u>—</u>		
<u>Small non-hoofed animals, including bees, birds, fowl and poultry, rabbits (3)</u>	<u>NTS (4)</u>	<u>E</u>	<u>10</u>	<u>35.42.060.F.3</u>
<u>Wildlife species rehabilitation</u>	<u>NTS</u>	<u>E</u>	<u>None</u>	<u>35.42.060.F.5</u>

Notes:

- (1) The zone type includes both the Coastal Zone and the Inland area unless listed separately (e.g., AG-I and AG-I CZ).
- (2) See Subsection 35.42.060.G (Multiple animal types) above.
- (3) Does not include commercial boarding or raising of animals where such services are offered to members of the public.
- (4) Beekeeping is not allowed in the NTS zone.
- (5) Animal husbandry is only allowed in conjunction with equestrian facilities (see Table 2-22).
- (6) Raising and boarding of animals is only allowed for the non-commercial benefit of residents and owners (see Table 2-22).

SECTION 17:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.42.230, Residential Second Units, of Chapter 35.42, Standards for Specific Land Uses, by amending Subsection G.1.f. of Subsection G.1., Standards applicable to all residential second units, of Subsection G., Development Standards, to read as follows:

- f. A residential second unit shall not be allowed on a lot in addition to a guesthouse, dwellings other than the principal dwelling determined to be

nonconforming as to use, or farm employee housing (unless the residential second unit is proposed to be located on a lot zoned AG-I located in the Inland area). If a residential second unit has been approved on a lot, a guesthouse or similar structure shall not subsequently be approved unless the residential second unit is removed.

- (1) On a lot zoned NTS a residential second unit shall not be allowed in addition to an artist studio. If a residential second unit has been approved on a lot, an artist studio shall not subsequently be approved unless the residential second unit is removed. If an artist studio has been approved on a lot, a residential second unit shall not subsequently be approved unless the artist studio is removed.

SECTION 18:

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is amended to amend Section 35.42.260, Temporary Uses and Trailers, of Chapter 35.42, Standards for Specific Land Uses, by amending Table 15, Allowed Temporary Uses and Permit Requirements for Special Purpose Zones, to add NTS and NTS CZ as additional columns and within the Key to Zone Symbols, along with applicable Notes, as follows:

Table 4-15 Allowed Temporary Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use or Coastal Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	<u>NTS</u>	<u>NTS CZ</u>			

TEMPORARY EVENTS

Carnivals, circuses, and similar activities	==	==			35.42.260.F.1
Certified farmers market	==	==			
Certified farmers market (incidental)	==	==			35.42.260.F.3
Charitable functions	==	==			35.42.260.F.4
Public assembly events in facilities; event consistent	<u>E</u>	<u>E</u>			35.42.260.F.7
Public property	<u>E</u>	<u>E</u>			35.42.260.F.8
Reception and similar gathering facilities (commercial)	==	==			35.42.260.F.9
Rodeos and other equestrian events	==	==			35.42.260.F.10
Seasonal sales lots	==	==			35.42.260.F.11
Spectator entertainment facilities	==	==			35.42.260.F.12
Subdivision sales office	<u>P</u>	<u>P</u>			35.42.260.F.13

TEMPORARY DWELLINGS

During construction of new dwelling	<u>P</u>	<u>P</u>			35.42.260.F.15
Trailer (4 or less agricultural employees)	<u>MCUP</u>	<u>MCUP</u>			35.42.260.G.4
Trailer (watchman during construction)	<u>P</u>	<u>P</u>			35.42.260.G.15
Trailer (dwelling after destruction of dwelling)	<u>P</u>	<u>P</u>			35.42.260.G.10

Trailer (dwelling during construction of new dwelling)	<u>P</u>	<u>P</u>			35.42.260.G.9
Trailer (railroad work camp)	<u>MCUP</u>	<u>MCUP</u>			35.42.260.G.11
Trailer (watchman)	<u>MCUP</u>	<u>MCUP</u>			35.42.260.G.14

Table 4-15 - Continued Allowed Temporary Uses and Permit Requirements for Special Purpose Zones	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use or Coastal Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	<u>NTS</u>	<u>NTS</u> <u>CZ</u>			

TEMPORARY OFFICE/STORAGE

Trailer (accessory to permanent building)	<u>—</u>	<u>—</u>			35.42.260.G.3
Trailer (air quality monitoring station)	<u>MCUP</u>	<u>MCUP</u>			35.42.260.G.7
Trailer (construction office, shop, storage, etc.)	<u>S</u>	<u>S</u>			35.42.260.G.8
Trailer (storage as accessory to dwelling)	<u>E</u>	<u>E</u>			35.42.260.G.12
Trailer (subdivision sales office)	<u>P</u>	<u>P</u>			35.42.260.G.12

Key to Zone Symbols

<u>NTS</u>	Naples Townsite	<u>CZ</u>	Coastal Zone
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Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.

SECTION 19:

ARTICLE 35.10, Land Use and Development Code Administration, 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 35.104.090, Rezoning Requirements for Specific Zones, of Chapter 35.42, Standards for Specific Land Uses, to add a new Subsection D. to read as follows, and to re-letter existing Subsection D. as Subsection E., and to re-letter existing Subsection E. as Subsection G:

D. NTS zone. An application for a rezoning to the NTS zone shall include a Final Development Plan in compliance with Section 35.82.080 (Development Plans). An application to rezone to the NTS zone shall not be approved without concurrent approval of a Final Development Plan in compliance with Section 35.82.080 (Development Plans) and the requirements of this Subsection D.

- 1. Applicability.** This zone shall only be applied at the time application is made and lawfully considered to amend the Comprehensive Plan or Coastal Land Use Plan Map for purposes of applying the NTS designation. In no event may the designation extend beyond the boundaries of the Official Map of Naples or parcels contiguous to the boundaries of the Official Map which are owned by parties holding fee title to one or more of the Official Map lots, provided further that any such designation must be consistent with the intent of Coastal Land Use Plan Policy 2-13, and the agriculture and resource protection policies of the Comprehensive Plan including the Coastal

Land Use Plan.

2. **Timing.** A rezone in compliance with the Subsection to apply the NTS zone may occur when the owner of property within the Official Map requests reevaluation of the existing land use designation and zoning district in compliance with Coastal Land Use Policy 2-13.
3. **Application requirements.** An application for a rezoning to the NTS zone shall, at a minimum, contain the following:
 - a. **Feasibility study.** Consistent with Local Coastal Plan Policy 2-13 for land use designation on lots depicted on the Official Map, an application for a rezoning to the NTS zone for lots located within the Official Map shall require the preparation of a feasibility study for transfer of development rights before or concurrently with the processing of a rezone application to apply the NTS zone.
 - (1) Following the completion of a feasibility study for transfer of development rights for any or all of the lots comprising the Official Map, the requirements of Subsection D.3.a. may be satisfied by preparing a new feasibility study, updating previous studies or otherwise demonstrating the continued adequacy of previous studies.
 - b. **Development Plan application.** An application for a rezoning to the NTS zone shall include a Preliminary or Final Development Plan in compliance with Section 35.82.080 (Development Plans) including all of the site area proposed for rezoning.
 - c. **Open Space and Habitat Management Plan.** A preliminary Open Space and Habitat Management Plan in compliance with Subsection 35.26.060 shall be submitted in conjunction with an application to rezone to the Naples Town Site zone.
4. **Concurrent approval.** An application for a rezoning to the NTS zone shall not be approved without concurrent approval of a Development Plan.

SECTION 20:

ARTICLE 35.10, Land Use and Development Code Administration, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby revised to revise all indices, section references, figure numbers, footnotes and table numbers as appropriate to reflect the revisions enumerated above.

SECTION 21:

Within the Coastal Zone portion of the County, this ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code

30514, whichever occurs later; 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.

SECTION 22:

Within the non-Coastal Zone portion of the County, this ordinance shall take effect and be in force 30 days from the date of its passage or upon the date that the Coastal Commission certifies the Coastal Zone portion of this ordinance pursuant to Section 21 hereof, whichever occurs later, and before the expiration of 15 days after its passage, a summary of this ordinance 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 _____, 2008, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

SALUD CARBAJAL
Chair of the Board of Supervisors
County of Santa Barbara

ATTEST:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

APPROVED AS TO FORM:

DENNIS MARSHALL
County Counsel

By: _____
Deputy County Counsel