

**ATTACHMENT 3:**

**COUNTY LUDC ORDINANCE AMENDMENT**

**THIS PAGE LEFT BLANK INTENTIONALLY**

# ATTACHMENT 3 COUNTY LUDC ORDINANCE AMENDMENT

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE COUNTY CODE BY AMENDING ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES, ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS, ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, ARTICLE 35.5, OIL AND GAS, WIND ENERGY AND COGENERATION FACILITIES, ARTICLE 35.6, RESOURCE MANAGEMENT, ARTICLE 35.8, PLANNING PERMIT PROCEDURES, ARTICLE 35.10, LAND USE AND DEVELOPMENT CODE ADMINISTRATION, ARTICLE 35.11, GLOSSARY, AND APPENDIX D, DEVELOPMENT STANDARDS FOR RESIDENTIAL SECOND UNITS ON LOTS LESS THAN TWO ACRES IN SIZE SERVED BY ONSITE SEWAGE DISPOSAL SYSTEMS, TO IMPLEMENT NEW REGULATIONS AND MAKE OTHER MINOR CLARIFICATIONS, CORRECTIONS AND REVISIONS.

Case No. 15ORD-00000-00002

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

### **SECTION 1:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.20.030, Allowable Development and Planning Permit Requirements, of Chapter 35.20, Development and Land Use Approval Requirements, to read as follows:

#### **35.20.030 - Allowable Development and Planning Permit Requirements**

- A. Allowable land uses.** The land uses allowed by this Development Code in each zone and overlay zone are listed in Chapters [35.21](#) through [35.28](#), together with the type of planning permit required for each use. Each listed land use type is defined in [Article 35.11 \(Glossary\)](#).
- 1. Establishment of an allowable use.** Any land use identified by Chapters [35.21](#) through [35.28](#) as being allowable within a specific zone may be established on any lot within that zone, subject to the planning permit requirements of Subsection B. (Permit requirements) below, and compliance with all applicable requirements of this Development Code, unless the approval and/or issuance of a planning permit is not required in compliance with Section 35.20.040 (Exemptions from Planning Permit Requirements).
  - 2. Use not listed.** A land use not listed in Chapters [35.21](#) through [35.28](#) or not shown in the table of allowable land uses and permit requirements for a particular zone is not allowed, except as otherwise provided in Subsection A.3 (Similar and compatible use may be allowed) below.
  - 3. Similar and compatible use may be allowed.** In addition to uses allowed in compliance with Subsection A.3.b, below, in the following zones the Commission may determine that a proposed use not listed in this Chapter is allowable in compliance with [Section 35.82.190 \(Use Determinations\)](#).
    - a. Applicable zones:**
      - (1) C-1 (Limited Commercial);
      - (2) C-2 (Retail Commercial);
      - (3) C-3 (General Commercial);
      - (4) CH (Highway Commercial);
      - (5) CM-LA (Community Mixed Use - Los Alamos);

- (6) CN (Neighborhood Commercial);
- (7) CS (Service Commercial);
- (8) M-1 (Light Industry);
- (9) MRP (Industrial Research Park);
- (10) OT-R/GC (Old Town Residential/General Commercial);
- (11) OT-R/LC (Old Town Residential/Light Commercial);
- (12) PI (Professional and Institutional);
- (13) PU (Public Utilities);
- (14) REC (Recreation); and
- (15) SC (Shopping Center); ~~and~~ .
- ~~(16) TC (Transportation Corridor).~~

**b. Special provisions for the SC (Shopping Center) zone.** In the SC (Shopping Center) zone the Director may determine that a proposed use not specifically listed as an permitted use within Table 2-21 (Allowable Land Uses and Permit Requirements for the SC Zone) of [Section 35.24.070](#) (i.e., where the permit requirement is denoted with a "P") may also be allowed as a permitted use within an existing, developed shopping center in compliance with [Section 35.82.190](#) (Use Determinations).

- (1) Applications for Use Determinations not associated with an existing, developed shopping center are under the jurisdiction of the Planning Commission.

**c. Applicable standards and permit requirements.** When the review authority determines that a proposed but unlisted use is similar to a listed allowable use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Development Code apply.

**d. Medical Marijuana Dispensaries.** Medical Marijuana Dispensaries are not allowed in any zone district and shall not be approved through a Use Determination (Section 35.82.190).

**B. Permit requirements.** Proposed development and land uses shall comply with the following permit requirements, in addition to the requirements of a Building Permit or other permit required by the County Code.

**1. General planning permit requirements.** The allowable land use tables within Chapters [35.21](#) through [35.26](#) provide for land uses that are:

- a. Permitted subject to compliance with all applicable provisions of this Development Code, subject to first obtaining a ~~Coastal Development Permit (Section 35.82.050)~~ or a Land Use Permit ([Section 35.82.110](#)) as applicable. These are shown as "P" uses in the tables;
- b. Allowed subject to the approval of a Minor Conditional Use Permit ([Section 35.82.060](#)) and shown as "MCUP" uses in the tables;
- c. Allowed subject to the approval of a Conditional Use Permit ([Section 35.82.060](#)) and shown as "CUP" uses in the tables;
- d. Permitted subject to compliance with all applicable provisions of this Development Code, subject to first obtaining a Zoning Clearance ([Section 35.82.210](#)). These are shown as "ZC" uses in the tables;
- e. Allowed as an exempt use as listed in [Section 35.20.040 \(Exemptions from Planning Permit Requirements\)](#) and shown as "E" uses in the tables;
- e-f. Allowed subject to the type of County approval required by a specific provision of [Chapter 35.42 \(Standards for Specific Land Uses\)](#) and shown as "S" uses in the tables; and

- f.g. Not allowed in particular zones and shown as "—" in the tables. Use may be subject to a similar use determination in compliance with Subsection A.3 (Similar and compatible use may be allowed) above.
- g.h. Where the last column in each table ("Specific Use Regulations") includes a section number, the referenced Section may affect whether the use requires a ~~Coastal Development Permit, Zoning Clearance~~, Land Use Permit, Development Plan, Minor Conditional Use Permit, or Conditional Use Permit, and/or may establish other requirements and standards applicable to the use.

A proposed land use type that is not listed in the tables is not allowed, except as provided by Subsection A.3 (Similar and compatible use may be allowed) above, or if allowed in compliance with [Chapter 35.28 \(Overlay Zones\)](#), or if allowed in compliance with [Article 35.4 \(Standards for Specific Land Uses\)](#).

- 2. **Design Review.** Development authorized in compliance with Subsection B.1 (General planning permit requirements) above may also require Design Review approval in compliance with [Section 35.82.070 \(Design Review\)](#).
- 3. ~~**Coastal Development Permit.** Proposed development and land uses within the Coastal Zone shall require the approval of a Coastal Development Permit in compliance with [Section 35.82.050 \(Coastal Development Permits\)](#), unless otherwise indicated in this Development Code or if located within the original permit jurisdiction of the Coastal Commission or within an area in the County's Coastal Zone in which the Local Coastal Program has not been certified by the Coastal Commission, in which case a Land Use Permit is required following the issuance of a Coastal Development Permit by the Coastal Commission.~~

## **SECTION 2:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.20.040, Exemptions from Planning Permit Requirements, of Chapter 35.20, Development and Land Use Approval Requirements, to read as follows:

### **35.20.040 - Exemptions from Planning Permit Requirements**

The requirements of this Development Code that one or more planning permits (e.g., ~~Coastal Development Permit~~, Land Use Permit, Conditional Use Permit, Minor Conditional Use Permit, Development Plan) be obtained prior to proposed development or the establishment of a land use do not apply to the land uses, structures, and activities identified by this Section.

- A. **General requirements for exemption.** The land uses, structures, and activities identified by Subsection B. (Exempt activities and structures) below, are exempt from the planning permit requirements of this Development Code only when:
  - 1. The use, activity, or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Development Code, the required provisions and conditions of any existing, approved permits for the subject lot and, where applicable, [Chapter 35.101 \(Nonconforming Uses, Structures, and Lots\)](#); and
  - 2. Any permit or approval required by regulations other than this Development Code is obtained (for example, a Building Permit and/or Grading Permit).
- B. **Exempt activities and structures.** The following are exempt from all planning permit requirements of this Development Code when in compliance with Subsection A. (General requirements for exemptions) above, except if addressed by Policy OS-O-5 and Development Standards 5.1 through 5.3 of the Orcutt Community Plan, the MT-GOL (Mountainous-Goleta) zone, ~~the ESH-GOL (Environmentally Sensitive Habitat Goleta) overlay zone, the ESH-MC (Environmentally Sensitive Habitat Mission Canyon) overlay zone, the RC-GOL (Riparian Corridor Goleta) overlay zone, and the ESH (Environmentally Sensitive~~

~~Habitat) overlay zone within the Coastal Zone Section 35.28.100 (Environmentally Sensitive Habitat Overlay Zone) as it applies to sites located within the Eastern Goleta Valley Community Plan, the Goleta Community Plan or Mission Canyon Community Plan areas, or Section 35.28.170 (Riparian Corridor-Goleta (RC-GOL) Overlay Zone).~~

- ~~1. Activities and structures exempt both within the Inland area and the Coastal Zone. The following activities and structures are exempt in compliance with this Section when located either in the Inland area or the Coastal Zone.~~
1. a. Animal keeping. Animal keeping when shown as an "E" in the Land Use Tables in Chapters [35.21](#) through [35.26](#) (Table 2-1 and following) and the Animal Keeping Table (Table 4-1 and following) in [Section 35.42.060 \(Animal Keeping\)](#).
2. b. Antennas. Ground or roof mounted receive-only satellite dish or wireless television antenna less than one meter in diameter used solely by the occupants of the property on which the antenna is located for the noncommercial, private reception of communication signals, see [Chapter 35.44 \(Telecommunications Facilities\)](#).
3. Change of occupancy or use. A change in occupancy or use of an existing structure that complies with all of the following:
  - a. The occupancy or use that exists prior to the change is a legal, permitted use of the structure.
  - b. The change is from a land use listed as a permitted use in the applicable land use tables within Chapters [35.21](#) through [35.26](#) to the same land use (e.g., from restaurant, café or coffee shop to a restaurant, café or coffee shop).
  - c. The new occupancy or use does result in an increase in the number of parking spaces required to be provided on-site.
  - d. The new occupancy or use is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Development Code, including any required provisions and conditions of any existing, approved permits for the subject lot.
  - e. Any permit or approval required by regulations other than this Development Code is obtained (for example, a Building Permit and/or Grading Permit).
4. e. Cultivated agricultural, orchards and vineyards. Cultivated agriculture, orchards and vineyards when shown as an "E" in the Land Use Tables in Chapters [35.21](#) through [35.26](#) (Table 2-1 and following).
5. Damaged or destroyed structure. The replacement or restoration of a conforming structure damaged or destroyed by a disaster, as determined by the Director.
  - a. The replaced or restored structure shall comply with all requirements of the applicable zone (including permitted uses), shall be for the same use, shall be in the same general footprint location, and shall not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, or 250 square feet, whichever is less. For the purposes of this Subsection B.5, bulk is defined as total interior cubic volume as measured from the exterior surfaces of the structure.
  - b. If the Director determines that the exterior design or specifications are proposed to be changed, the restored or replaced structure shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#), if the structure is otherwise required to have Design Review (e.g. the site is within the Design Control overlay).
6. Demolition. The demolition of a structure less than 50 years old or, if the structure is 50 years old or greater, either the Director or the Historic Landmark Advisory Commission has determined that it is not historically significant.
7. d. Fences, gates, gateposts, walls, retaining walls. See [Section 35.30.070 \(Fences and Walls\)](#).

- 8. Final or Parcel Map recordation.** The recordation of a Final Map or Parcel Map following the approval of a Tentative Map including Vesting Tentative Maps.
- 9. Grading.** Grading activities that do not require the approval of a Development Plan by the requirements of the applicable zone, and that comply with the following, except if addressed by Policy GEO-O-3 of the Orcutt Community Plan, the MT-GOL (Mountainous-Goleta) zone, Section 35.28.100 (Environmentally Sensitive Habitat Overlay Zone) as it applies to sites located within the Eastern Goleta Valley Community Plan, the Goleta Community Plan or Mission Canyon Community Plan areas, or the RC-GOL (Riparian Corridor-Goleta) overlay zone.

  - a. General grading.** Grading for which a permit is not required by County Code Chapter 14 (Grading).
  - b. Oil field grading.** Grading in a State-designated oil field involving less than 1,500 cubic yards of cut or fill on a slope of less than 30 percent; provided that the grading:

    - (1) Does not have the potential to change or adversely affect an intermittent or perennial stream or regional watercourse;
    - (2) Will not adversely impact paleontological, archaeological, or uniquely important cultural resources;
    - (3) Will not adversely affect exceptional wildlife values;
    - (4) Is not proposed to be located within one mile and in the visible area of a scenic highway, public park, or area designated as recreational or open space on the Comprehensive Plan Land Use Maps; or
    - (5) Does not require the removal of three or more trees that are each greater than 17 inches in circumference measured two feet above the ground.

The requirements of this Subsection shall not be construed to alter the provisions and regulations of County Code Chapter 14 (Grading).
- 10. e. Grazing.** Grazing when shown as an "E" in the Land Use Tables in Chapters 35.21 through 35.26 (Table 2-1 and following) and the Animal Keeping Tables (Table 4-1 and following), in Section 35.42.060 (Animal Keeping).
- 11. f. Interior alterations.** Interior alterations that do not increase the gross floor area within the structure, do not increase the required number of parking spaces, or do not result in a change in the permitted use of the structure.
- 12. g. Irrigation lines.** The installation of irrigation lines that do not require a Grading Permit in compliance with County Code Chapter 14.
- 13. Lot Line Adjustment recordation.** The recordation of documents required to complete a Lot Line Adjustment.
- 14. h. Minor additions, accessory and temporary filming structures.** The following improvements and structures are exempt from planning permit requirements within the Inland area, and are exempt within the Coastal Zone provided that the lot upon which the improvement is proposed is not located within 300 feet of the edge of a coastal bluff, or the inland extent of any beach, and is not within or contiguous to an Environmentally Sensitive Habitat area.

  - a. (1) Accessory structures.** One story detached accessory structures used as tool or storage sheds, playhouses, gazebos, pergolas, and similar structures, provided that the height does not exceed 12 feet, ~~and~~ the floor area (gross) area does not exceed 120 square feet, and the structure does not have plumbing or electrical facilities.
  - b. (2) Agricultural accessory structures.**

    - (1) (a) Livestock loading ramps.** In the AG-II zone, loading ramps used for the purpose

of loading livestock for transport.

- (2) (b) Pole barns.** In the RR, AG-I, and AG-II zones, agricultural accessory structures that are roofed and supported by posts or poles, do not exceed 500 square feet of roof area, are unenclosed on all sides, and do not have plumbing or electrical facilities.
- c. (3) Decks, platforms, walks, driveways.** Decks, platforms, walks, and driveways that are not required to have a Building Permit or Grading Permit, and that are not over 30 inches above finish grade, or located over a basement or story below.
- d. (4) Door, window features and skylights.** Doors, windows, and skylights, and window awnings that are supported by an exterior wall and project no more than 54 inches from an exterior wall of a building.
- e. (5) Spa, hot tub, pond.** A spa, hot tub, fish pond, or other water feature that does not exceed a total area of 120 square feet, including related equipment, or does not contain more than 2,000 gallons of water.
- f. (6) Temporary filming structures.** Structures and related development required for temporary motion picture, television, and theater stage sets and scenery, and still photographic sessions, provided that the development does not require alterations of the natural environment such as removal of vegetation, grading, or earthwork, and is in compliance with all applicable requirements of County Code Chapter 14C (Film Permit Office).

**15. Oil drilling and production accessory equipment.** In the AG-II, M-2 or M-CR zones accessory equipment, excluding the installation of water flooding or steam injection systems using fresh groundwater, incidental to existing production facilities when the installation of such equipment will not require grading or expansion of the site.

**16. Onsite wastewater treatment systems.**

- a.** Onsite wastewater treatment systems, not including alternative wastewater treatment systems, and the installation and performance testing of drywells for sewage disposal, except for lots located in a Special Problems Area that is designated as such due to sewage disposal constraints.
- b.** The modification, replacement or repair of all or any portion of an existing onsite wastewater treatment system, including alternative wastewater treatment systems and wastewater treatment systems located on a lot in a Special Problem Area that is designated as such due to sewage disposal constraints, provided that the modification, replacement or repair occurs in substantially the same area as the existing system.

**17. i. Propane tanks.** Propane tanks located in residential ~~or~~ and agricultural zones.

**18. j. Repair and maintenance.** Repair and maintenance activities that:

- ~~(1) Do~~ do not result in addition to, or enlargement or expansion of the object of the repair or maintenance activities; ~~and~~
- ~~(2) Within the Coastal Zone, comply with the County Guidelines on Repair and Maintenance, and Utility Connection to Permitted Development herein incorporated by reference (see Appendix C).~~

**19. Replacement in-kind of an existing and conforming structure.** The replacement in-kind of an existing permitted and conforming structure provided:

- a.** The reconstructed structure shall comply with all requirements of the applicable zone, shall be for the same use, shall be in the same footprint location, and shall not exceed the floor area, height, or bulk of the existing structure. For the purposes of this Subsection B.19, bulk is defined as total interior cubic volume as measured from the exterior surfaces of the structure.



- b. The exterior design or specifications is not proposed to be revised, or, if revisions are proposed, the revisions are determined to be minor by the Director.
  - c. The structure is less than 50 years old or, if the structure is 50 years old or greater, either the Director or the Historic Landmark Advisory Commission has determined that it is not historically significant.
- 20. k. Seismic retrofitting.** Seismic retrofits to existing structures that are limited to the addition of foundation bolts, hold-downs, lateral bracing at cripple walls and other structural elements required by County Ordinance 4062. The seismic retrofits shall not increase the gross square footage of the structure, involve exterior alterations to the structure, alter the footprint of the structure, nor increase the height of the structure.
- 21. l. Signs, flags, and similar devices.** Signs, flags and similar devices in compliance with [Section 35.38.030 \(Exempt Signs, Flags, and Devices\)](#).
- 22. m. Solar energy systems.** The addition of solar energy systems to the roofs of existing structures and the installation of freestanding solar energy systems in compliance with [Section 35.30.160 \(Solar Energy Systems\)](#). ~~See Section 35.30.160 (Solar Energy Systems) and Section 35.102.040 (Appeals to the Commission) for special permit, notice and appeal procedures.~~
- 23. Structures of limited value.** A structure with an aggregate value of less than \$2,000, as determined by the Director.
- 24. Utility facilities.** Poles, wires, underground gas pipelines less than 12 inches in diameter, and similar installations erected, installed, or maintained by a public agency or public service or utility district or company. However, these structures shall comply with the applicable height limitations of the F (Airport Approach Area) overlay zone.
- 25. Water wells.**
- a. The testing and installation of a water well to serve one domestic, commercial, industrial, or recreational connection.
  - b. Except in zones requiring Development Plans, water wells for water systems for agricultural purposes.
- ~~**2. Activities and structures exempt within the Inland area.** The following activities and structures are exempt within the Inland area, in addition to those listed in Subsection B.1 (Activities and structure exempt both within the Inland area and the Coastal Zone) above, but are not exempt in the Coastal Zone.~~
- ~~**a. Damaged or destroyed structure.** The replacement or restoration of a conforming structure damaged or destroyed by a disaster, as determined by the Director.~~
    - ~~(1) The replaced or restored structure shall comply with all requirements of the applicable zone (including permitted uses), shall be for the same use, shall be in the same general footprint location, and shall not exceed the floor area, height, or bulk of the destroyed structure by more than 10 percent, or 250 square feet, whichever is less. For the purposes of this Section only, bulk is defined as total interior cubic volume as measured from the exterior surfaces of the structure.~~
    - ~~(2) If the Director determines that the exterior design or specifications are proposed to be changed, the restored or replaced structure shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#), if the structure is otherwise required to have Design Review (e.g. the site is within the Design Control overlay).~~
  - ~~**b. Demolition.** The demolition of a structure less than 50 years old or, if the structure is 50 years old or greater, either the Director or the Historic Landmark Advisory Commission has determined that it is not historically significant.~~

- ~~e. **Final or Parcel Map recordation.** The recordation of a Final Map or Parcel Map following the approval of a Tentative Map including Vesting Tentative Maps.~~
- ~~d. **Grading.** Grading activities that do not require the approval of a Development Plan by the requirements of the applicable zone, and that comply with the following, except in addressed in Policy GEO-O-3 of the Orcutt Community Plan, the MT-GOL (Mountainous Goleta) zone, the ESH-GOL (Environmentally Sensitive Habitat Goleta) overlay zone, and the RC-GOL (Riparian Corridor Goleta) overlay zone.~~
- ~~(1) **General grading.** Grading for which a permit is not required by County Code Chapter 14 (Grading).~~
- ~~(2) **Oil field grading.** Grading in a State designated oil field involving less than 1,500 cubic yards of cut or fill on a slope of less than 30 percent; provided that the grading:~~
- ~~(a) Does not have the potential to change or adversely affect an intermittent or perennial stream or regional watercourse;~~
- ~~(b) Will not adversely impact paleontological, archaeological, or uniquely important cultural resources;~~
- ~~(c) Will not adversely affect exceptional wildlife values;~~
- ~~(d) Is not proposed to be located within one mile and in the visible area of a scenic highway, public park, or area designated as recreational or open space on the Comprehensive Plan Land Use Maps; or~~
- ~~(e) Does not require the removal of three or more trees that are each greater than 17 inches in circumference measured two feet above the ground.~~
- ~~The requirements of this Subsection shall not be construed to alter the provisions and regulations of County Code Chapter 14 (Grading).~~
- ~~e. **Lot Line Adjustment recordation.** The recordation of documents required to complete a Lot Line Adjustment.~~
- ~~f. **Oil drilling and production accessory equipment.** In the AG-II, M-2 or M-CR zones accessory equipment, excluding the installation of water flooding or steam injection systems using fresh groundwater, incidental to existing production facilities when the installation of such equipment will not require grading or expansion of the site.~~
- ~~g. **Onsite wastewater treatment systems.**~~
- ~~(1) Onsite wastewater treatment systems, not including alternative wastewater treatment systems, and the installation and performance testing of drywells for sewage disposal, except for lots in a Special Problem Area that is designated as such due to sewage disposal constraints.~~
- ~~(2) The replacement of all or any portion of an onsite wastewater treatment system, including alternative wastewater treatment systems, on a lot in a Special Problem Area that is designated as such due to sewage disposal constraints, provided that the replacement system is installed in substantially the same area as the existing system.~~
- ~~h. **Solar energy systems.** The installation of freestanding solar energy systems. See Section 35.30.160 (Solar Energy Systems) and Section 35.102.040 (Appeals to the Commission) for special permit, notice and appeal procedures.~~
- ~~i. **Structures of limited value.** A structure with an aggregate value of less than \$2,000, as determined by the Director.~~
- ~~j. **Utility facilities.** Poles, wires, underground gas pipelines less than 12 inches in diameter, and similar installations erected, installed, or maintained by a public agency or public service or~~

utility district or company. However, these structures shall comply with the applicable height limitations of the F (Airport Approach Area) overlay zone.

**~~k. Water wells.~~**

- ~~(1) The testing and installation of a water well to serve one domestic, commercial, industrial, or recreational connection.~~
- ~~(2) Except in zones requiring Development Plans, water wells for water systems for agricultural purposes.~~

**~~3. Activities and structures exempt within Coastal Zone.~~** The following activities and structures are exempt within the Coastal Zone in addition to those listed in Subsection B.1 (Activities and structures exempt both within the Inland area and the Coastal Zone) above, but are not exempt in the Inland area.

**~~a. Damaged or destroyed structure.~~** In compliance with the intent of Public Resources Code Section 30610(g) and this Development Code, the restoration or reconstruction of a conforming structure (other than a public works facility) damaged or destroyed by a disaster, as determined by the Director. For the purposes of this Section only, disaster is defined as a situation in which the force or forces that destroyed the structure to be replaced were beyond the control of the owners.

- ~~(1) The replaced or restored structure shall comply with all requirements of the applicable zone (including permitted uses), shall be for the same use, shall be in the same footprint location, and shall not exceed the floor area, height, or bulk of the damaged or destroyed structure by more than 10 percent. For the purposes of this Section, "structure" shall include landscaping and any erosion control structure or device; and bulk is defined as total interior cubic volume as measured from the exterior surfaces of the structure.~~
- ~~(2) If the Director determines that the exterior design or specifications are proposed to be changed, the restored or replaced structure shall require Design Review in compliance with [Section 35.82.070 \(Design Review\)](#), if the structure is otherwise required to have Design Review (for example, the site is within the Design Control (D) Overlay Zone).~~

**~~b. Development subject to State approval.~~** Development proposed or undertaken on tidelands, submerged lands, or on public trust lands, whether filled or unfilled, in compliance with Public Resources Code Section 30519.

**~~c. Final or Parcel Map recordation.~~** The recordation of a Final Map or Parcel Map following the approval of a Tentative Map, except vesting Tentative Maps.

**~~d. Grading.~~** Grading activities that do not require the approval of a Development Plan by requirement of the applicable zone and grading for which a permit is not required by County Code Chapter 14 (Grading).

**~~e. Onsite wastewater treatment systems.~~**

- ~~(1) The installation and performance testing of dry wells for sewage disposal, except for lots in designated Special Problem Areas related to sewage disposal constraints.~~
- ~~(2) The replacement of all or any portion of an onsite wastewater treatment system on a lot in a designated Special Problem Area, provided that the replacement system is installed in substantially the same area as the existing system.~~

**~~f. Structures of limited value.~~** A structure with an aggregate value of less than \$2,000, as determined by the Director, except for telecommunication facilities allowed in compliance with [Chapter 35.44 \(Telecommunications Facilities\)](#).

**~~g. Utility connection to approved development.~~** Installation, testing, placement in service, or the replacement of any necessary utility connection between an existing service facility and

any development that has been granted a Coastal Development Permit ([Section 35.82.050](#)).

**SECTION 3:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services section of Table 2-1, Allowed Land Uses and Permit Requirements for Agriculture Zones, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, to read as follows:

<b>Table 2-1 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Agricultural Zones</b>	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			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>				<b>Specific Use Regulations</b>
	<b>AG-I</b>	<b>AG-I CZ</b>	<b>AG-II</b>	<b>AG-II CZ</b>	

**SERVICES**

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

**Key to Zone Symbols**

<b>AG-I</b>	Agriculture I
<b>AG-II</b>	Agriculture II

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) One-family dwelling may be a mobile home on a permanent foundation, see [Section 35.42.205](#).
- (4) Limited to specific locations. See the limitations on location for the use in [Chapter 35.42 \(Standards for Specific Land Uses\)](#).

**SECTION 4:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-1, Allowed Land Uses and Permit Requirements for Agriculture Zones, of Section 35.21.030, Agricultural Zones Allowable Land Uses, of Chapter 35.21, Agricultural Zones, to read as follows:

<b>Table 2-1 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Agricultural Zones</b>	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			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>				<b>Specific Use Regulations</b>
	<b>AG-I</b>	<b>AG-I CZ</b>	<b>AG-II</b>	<b>AG-II CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	CUP	—	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	CUP	
Onsite Wastewater Treatment System, individual, alternative	MCUP		MCUP		
Onsite Wastewater Treatment System, individual, conventional	E		E		
Onsite Wastewater Treatment System, individual, supplemental	E		E		
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P (3)	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	MCUP	P (3)	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf of total development	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more of total development	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P	E	P	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	P	—	P	
Water system with 1 connection	E	P	E	P	
Water system with 2 to less than 5 connections	P	MCUP	P	MCUP	
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	P	E	P	

**Key to Zone Symbols**

<b>AG-I</b>	Agriculture I	<b>CZ</b>	Coastal Zone
<b>AG-II</b>	Agriculture II		

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.21.030.C](#).
- (3) 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 5:**

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

<b>Table 2-4 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Resource Protection Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>MT-GOL</b>	<b>MT-TORO</b>	<b>MT-TORO CZ</b>	<b>RMZ</b>	<b>RMZ CZ</b>	

**SERVICES**

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

**Key to Zone Symbols**

<b>MT-GOL</b>	Mountainous - Goleta	<b>RMZ</b>	Resource Management
<b>MT-TORO</b>	Mountainous - Toro Canyon	<b>CZ</b>	Coastal Zone

**Notes:**

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

**SECTION 6:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-4, Allowed Land Uses and Permit Requirements for Resource Protection Zones, of Section 35.22.030, Resource Protection Zones Allowable Land Uses, of Chapter 35.22, Resource Protection Zones, to read as follows:

<b>Table 2-4 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Resource Protection Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>MT-GOL</b>	<b>MT-TORO</b>	<b>MT-TORO CZ</b>	<b>RMZ</b>	<b>RMZ CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	—	CUP	—	CUP
Desalination facility—less than 15 connections	—	—	MCUP	—	MCUP
Desalination facility—15 to less than 200 connections	—	—	MCUP	—	MCUP
Onsite wastewater treatment system, individual, alternative	MCUP	MCUP		MCUP	
Onsite wastewater treatment system, individual, conventional	E	E		E	
Onsite wastewater treatment system, individual, supplemental	E	E		E	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P (3)	P	P (3)	P
Pipeline—Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	P (3)	MCUP	P (3)	MCUP
Reservoir, less than 20,000 sf of total development	P	P	P	P	P
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	MCUP	P	MCUP
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual	E	E	P	E	P
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP
Water diversion project	P	P	MCUP	P	MCUP
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP
Water or sewer system pump or lift station (4)	—	—	P	—	P
Water system with 1 connection	E	E	P	E	P
Water system with 2 to less than 5 connections	P	P	MCUP	P	MCUP
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP
Water well, agricultural	E	E	P	E	P

**Key to Zone Symbols**

<b>MT-GOL</b>	Mountainous - Goleta	<b>RMZ</b>	Resource Management
<b>MT-TORO</b>	Mountainous - Toro Canyon	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.22.030.C.
- (3) 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 7:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services section of Table 2-7, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-7 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	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					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>						<b>Specific Use Regulations</b>
	<b>RR</b>	<b>RR CZ</b>	<b>R-1/E-1</b>	<b>R-1/E-1 CZ</b>	<b>EX-1</b>	<b>EX-1 CZ</b>	

**SERVICES**

Cemetery	CUP	CUP	CUP	CUP	—	—	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	—	—	
Large family day care home	P	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	E	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	—	—	—	—	—	—	
Child Day care center, Residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	—	—	CUP	CUP	—	—	35.42.130
Lodging - Hostel	CUP	—	CUP	—	—	—	
Lodging - Hotel or motel	—	—	—	—	—	—	
Mausoleum	CUP	—	CUP	CUP	—	—	
Medical services - Clinic	—	—	CUP	CUP	—	—	
Medical services - Extended care	—	—	CUP	CUP	—	—	
Medical services - Hospital	—	—	CUP	CUP	—	—	
Mortuary	—	—	—	CUP	—	—	35.42.120
Mortuary, accessory to cemetery	CUP	—	CUP	CUP	—	—	35.42.120
Music recording studio	—	—	CUP	—	—	—	
Personal services	—	—	—	—	—	—	
Resort visitor-serving facilities	—	—	—	—	—	—	

**Key to Zone Symbols**

<b>RR</b>	Rural Residential/Residential Ranchette	<b>EX-1</b>	One-Family Exclusive Residential
<b>R-1/E-1</b>	Single-Family Residential	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35.23.030.C](#).



**SECTION 8:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-7, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-7 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	E	Allowed use, no permit required (Exempt)					<b>Specific Use Regulations</b>
	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					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>						
	<b>RR</b>	<b>RR CZ</b>	<b>R-1/E-1</b>	<b>R-1/E-1 CZ</b>	<b>EX-1</b>	<b>EX-1 CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

<del>Bulk water importation facilities</del>	—	CUP	—	CUP	—	CUP	
<del>Desalination facility, less than 15 connections</del>	—	MCUP	—	MCUP	—	MCUP	
<del>Desalination facility—15 to less than 200 connections</del>	—	CUP	—	CUP	—	CUP	
<del>Onsite wastewater treatment system, individual, alternative</del>	MCUP		MCUP		MCUP		
<del>Onsite wastewater treatment system, individual, conventional</del>	E		E		E		
<del>Onsite wastewater treatment system, individual, supplemental</del>	E		E		E		
<del>Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf</del>	P (3)	P	P (3)	P	P (3)	P	
<del>Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more</del>	P (3)	MCUP	P (3)	MCUP	P (3)	MCUP	
<del>Reservoir, less than 20,000 sf total development</del>	P	P	P	P	P	P	
<del>Reservoir, 20,000 sf to less than 50,000 sf total development</del>	P	MCUP	P	MCUP	P	MCUP	
<del>Reservoir, 50,000 sf or more total development</del>	MCUP	MCUP	MCUP	MCUP	—	—	
<del>Wastewater treatment system, individual, alternative</del>	MCUP	MCUP	MCUP	MCUP	—	MCUP	
<del>Wastewater treatment system, individual</del>	E	P	E	P	E	P	
<del>Wastewater treatment facility, less than 200 connections</del>	CUP	CUP	CUP	CUP	—	CUP	
<del>Water diversion project</del>	P	MCUP	P	MCUP	P	MCUP	
<del>Water extraction, commercial</del>	CUP	CUP	CUP	CUP	—	—	
<del>Water or sewer system pump or lift station (4)</del>	—	P	—	P	—	P	
<del>Water system with 1 connection</del>	E	P	E	P	E	P	
<del>Water system with 2 to less than 5 connections</del>	MCUP	MCUP	MCUP	MCUP	—	MCUP	
<del>Water system with 5 or more connections (5)</del>	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
<del>Water trucking facility, commercial</del>	MCUP	MCUP	MCUP	MCUP	—	MCUP	
<del>Water well, agricultural</del>	E	P	E	P	E	P	

**Key to Zone Symbols**

<b>RR</b>	Rural Residential/Residential Ranchette	<b>EX-1</b>	One-Family Exclusive Residential
<b>R-1/E-1</b>	Single-Family Residential	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see [Section 35.23.030.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 9:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services section of Table 2-8, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-8 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	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 ZC Zoning Clearance S Permit determined by Specific Use Regulations — Use Not Allowed						
	<b>PERMIT REQUIRED BY ZONE</b>						
<b>LAND USE (1)</b>	<b>R-2</b>	<b>R-2 CZ</b>	<b>DR</b>	<b>DR CZ</b>	<b>MR-O</b>	<b>PRD</b>	<b>PRD CZ</b>

**SERVICES**

Cemetery	CUP	CUP	CUP	CUP	—	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	—	CUP	CUP	
Large family day care home	P	P	P	P	—	P	P	35.42.090
Small family day care home	E	E	E	E	E	E	E	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP	35.42.090
Child Day care center, Non-residential accessory	—	—	P	P	ZC	P	P	35.42.090
Child Day care center, Residential	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	CUP	CUP	CUP	CUP	—	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	—	—	CUP	—	
Lodging - Hotel or motel	—	—	—	—	—	—	CUP	35.23.100.H
Mausoleum	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical services - Clinic	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical services - Extended care	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	—	CUP	CUP	
Mortuary	—	CUP	—	CUP	—	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	—	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	—	—	CUP	—	
Personal services	—	—	—	—	—	CUP	CUP	35.23.100.G
Resort visitor-serving	—	—	—	—	—	—	P(3)	

**Key to Zone Symbols**

<b>R-2</b>	Two-Family Residential	<b>PRD</b>	Planned Residential Development
<b>DR</b>	Design Residential	<b>CZ</b>	Coastal Zone
<b>MR-O</b>	Multi-Family Residential - Orcutt		

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.23.030.C](#).
- (3) Where allowed by the Coastal Land Use Plan.

**SECTION 10:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-8, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-8 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	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						
	ZC	Zoning Clearance						
	S	Permit determined by Specific Use Regulations						
	—	Use Not Allowed						
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>							<b>Specific Use Regulations</b>
	<b>R-2</b>	<b>R-2 CZ</b>	<b>DR</b>	<b>DR CZ</b>	<b>MR-O</b>	<b>PRD</b>	<b>PRD CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	CUP	—	CUP	—	—	CUP
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	—	—	MCUP
Desalination facility, 15 to less than 200 connections	—	CUP	—	CUP	—	—	CUP
Onsite wastewater treatment system, individual, alternative	MCUP		MCUP		—		MCUP
Onsite wastewater treatment system, individual, conventional	E		E		—		E
Onsite wastewater treatment system, individual, supplemental	E		E		—		E
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P (3)	P	P (3)	P (3)	P
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	MCUP	P (3)	MCUP	P (3)	P (3)	MCUP
Reservoir, less than 20,000 sf total development	P	P	P	P	—	P	P
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	MCUP	—	P	MCUP
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP
Wastewater treatment system, individual	E	P	E	P	—	E	P
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	—	CUP	CUP
Water diversion project	P	MCUP	P	MCUP	—	P	MCUP
Water extraction, commercial	CUP	CUP	CUP	CUP	—	CUP	CUP
Water or sewer system pump or lift station (4)	—	P	—	P	—	—	P
Water system with 1 connection	E	P	E	P	—	E	P
Water system with 2 to less than 5 connections	MCUP	MCUP	P	MCUP	—	P	MCUP
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP
Water trucking facility, commercial	MCUP	MCUP	MCUP	MCUP	—	MCUP	MCUP
Water well, agricultural	E	P	E	—	—	E	—

**Key to Zone Symbols**

<b>R-2</b>	Two-Family Residential	<b>PRD</b>	Planned Residential Development
<b>DR</b>	Design Residential	<b>CZ</b>	Coastal Zone
<b>MR-O</b>	Multi-Family Residential - Orcutt		

**Notes:**

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.23.030.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 11:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services section of Table 2-9, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-9 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	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					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>						<b>Specific Use Regulations</b>
	<b>SLP</b>	<b>SR-M CZ</b>	<b>SR-H CZ</b>	<b>MHP</b>	<b>MHP CZ</b>	<b>MHS</b>	

**SERVICES**

Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	P	35.42.090
Small family day care home	E	E	E	E	E	E	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	P	P	P	—	—	—	35.42.090
Child Day care center, Residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Drive-through facility, accessory to permitted use	—	—	—	—	—	—	
Kennel, animal boarding, commercial	—	—	—	—	—	—	
Kennel, private	—	—	—	—	—	—	
Lodging - Hostel	CUP	—	—	CUP	—	CUP	
Lodging - Hotel or motel	—	—	—	—	—	—	
Lodging - Hotel or motel, where Coastal Land Use Plan requires visitor-serving uses	—	—	—	—	—	—	
Mausoleum	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Clinic	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Extended care	CUP	CUP	CUP	CUP	CUP	CUP	
Medical services - Hospital	CUP	CUP	CUP	CUP	CUP	CUP	
Mortuary	—	CUP	CUP	—	CUP	—	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	—	CUP	—	CUP	
Personal services	—	—	—	—	—	—	

**Key to Zone Symbols**

<b>SLP</b>	Small Lot Planned Development	<b>MHP</b>	Mobile Home Planned Development
<b>SR-M</b>	Medium Density Student Residential	<b>MHS</b>	Mobile Home Subdivision
<b>SR-H</b>	High Density Student Residential	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.23.030.C](#).

**SECTION 12:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-9, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zones Allowable Land Uses, of Chapter 35.23, Residential Zones, to read as follows:

<b>Table 2-9 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Residential Zones</b>	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					
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>						<b>Specific Use Regulations</b>
	<b>SLP</b>	<b>SR-M CZ</b>	<b>SR-H CZ</b>	<b>MHP</b>	<b>MHP CZ</b>	<b>MHS</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	CUP	CUP	—	CUP	—	
Desalination facility, less than 15 connections	—	MCUP	MCUP	—	MCUP	—	
Desalination facility, 15 to less than connections	—	CUP	—	—	CUP	—	
Onsite wastewater treatment system, individual, alternative	=			=		=	
Onsite wastewater treatment system, individual, conventional	=			=		=	
Onsite wastewater treatment system, individual, supplemental	=			=		=	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P	P (3)	P	P (3)	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or greater	P (3)	MCUP	MCUP	P (3)	MCUP	P (3)	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	MCUP	P	MCUP	P	
Reservoir, 50,000 sf or more of total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P	P	E	P	E	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	MCUP	P	MCUP	P	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	P	P	—	P	—	
Water system with 1 connection	E	P	P	E	P	E	
Water system with 2 to less than 5 connections	P	MCUP	MCUP	P	MCUP	P	
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water trucking facility, commercial	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	P	P	—	P	—	

**Key to Zone Symbols**

<b>SLP</b>	Small Lot Planned Development	<b>MHP</b>	Mobile Home Planned Development
<b>SR-M</b>	Medium Density Student Residential	<b>MHS</b>	Mobile Home Subdivision
<b>SR-H</b>	High Density Student Residential	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.23.030.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 necessary.
- (5) In the Coastal Zone, limited to less than 200 connections.

**SECTION 13:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-14, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

Table 2-14 - Continued  Allowed Land Uses and Permit Requirements for Commercial 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
	CN	C-1	C-1 CZ	C-2	C-2 CZ	
<b>SERVICES - GENERAL</b>						
Cemetery, mausoleum	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	
Large family day care home	P	P	P	P	P	<a href="#">35.42.090</a>
Small family day care home	E	E	E	E	E	<a href="#">35.42.090</a>
Child Day care center, Non-residential	P	P	P	P	P	<a href="#">35.42.090</a>
Child Day care center, Non-residential, accessory	—	—	—	—	—	
Child Day care center, Residential	MCUP	P	P	MCUP	MCUP	<a href="#">35.42.090</a>
Drive-through facility	CUP	CUP	CUP	CUP	CUP	<a href="#">35.42.130</a>
Lodging - Bed and breakfast inn	—	P	P	MCUP	MCUP	
Lodging - Guest ranch	—	—	—	—	—	
Lodging - Hostel	CUP	CUP	P	CUP	—	
Lodging - Hotel or motel	—	CUP	CUP	P	P	
Lodging - Resort	—	—	—	—	—	
Mortuary	—	—	CUP	—	CUP	<a href="#">35.42.120</a>
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	<a href="#">35.42.120</a>
Music recording studio	CUP	CUP	—	CUP	—	
Personal services	P	P	P	P	P	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	P	P	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	P	P	
Repair service - Farm implements and equipment	—	—	—	—	—	
Repair service - Small appliances	P	P	P	P	P	
Vehicle services - Carwash, mechanical	—	—	—	MCUP	MCUP	<a href="#">35.42.270</a>
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	MCUP	—	—	P	P	
Vehicle services - With outdoor work areas	—	—	—	MCUP	MCUP	

**Key to Zone Symbols**

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).

**SECTION 14:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-14, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

<b>Table 2-14 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Commercial Zones</b>	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)	<b>PERMIT REQUIRED BY ZONE</b>					Specific Use Regulations
	CN	C-1	C-1 CZ	C-2	C-2 CZ	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	—	CUP	—	CUP	
Desalination facility, less than 15 connections	—	—	MCUP	—	MCUP	
Desalination facility – 15 to less than 200 connections	—	—	CUP	—	CUP	
Onsite wastewater treatment system, individual, alternative	MCUP	MCUP		MCUP		
Onsite wastewater treatment system, individual, conventional	E	E		E		
Onsite wastewater treatment system, individual, supplemental	E	E		E		
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P (3)	P	P (3)	P	
Pipeline – Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	P (3)	MCUP	P (3)	MCUP	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	P	MCUP	P	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	E	P	E	P	
Wastewater treatment facility, up to 199 connections	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	P	MCUP	P	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	—	P	—	P	
Water system with 1 connection	E	E	P	E	P	
Water system with 2 to less than connections	P	P	MCUP	P	MCUP	
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	—	—	—	—	—	

**Key to Zone Symbols**

CN	Neighborhood Commercial	C-2	Retail Commercial
C-1	Limited Commercial	CZ	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).
- (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 15:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-15, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

<b>Table 2-15 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Commercial Zones</b>	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>				<b>Specific Use Regulations</b>
	<b>C-3</b>	<b>CS</b>	<b>CH</b>	<b>CM-LA</b>	

**SERVICES - GENERAL**

Cemetery, mausoleum	CUP	CUP	CUP	—	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	
Large family day care home	P	—	P	P	<a href="#">35.42.090</a>
Small family day care home	E	—	E	E	<a href="#">35.42.090</a>
Child Day care center, Non-residential	P	MCUP	MCUP	P	<a href="#">35.42.090</a>
Child Day care center, Non-residential, accessory	—	P	P	P	<a href="#">35.42.090</a>
Child Day care center, Residential	MCUP	—	MCUP	MCUP	<a href="#">35.42.090</a>
Drive-through facility	CUP	CUP	CUP	—	<a href="#">35.42.130</a>
Lodging - Bed and breakfast inn	MCUP	—	—	P	
Lodging - Guest ranch	—	—	—	—	
Lodging - Hostel	CUP	CUP	CUP	P	
Lodging - Hotel or motel	P	—	P	P	
Lodging - Resort	—	—	—	P	
Mortuary	—	—	—	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	—	<a href="#">35.42.120</a>
Music recording studio	CUP	CUP	CUP	CUP	
Personal services	P	—	—	P	
Repair service - Equipment, appliances, etc. - Indoor	P (3)	P (3)	—	P (3)	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	
Repair service - Farm implements and equipment	P (3)	P (3)	—	—	
Vehicle services - Carwash, mechanical	MCUP	—	MCUP (4)	—	<a href="#">35.42.270</a>
Vehicle services - major repair, bodywork	P (3)	—	—	—	
Vehicle services - Minor maintenance/repair	P (3)	P (3)	P	P	
Vehicle services - With outdoor work areas	—	—	—	—	

**Key to Zone symbols**

<b>C-3</b>	General Commercial	<b>CH</b>	Highway Commercial
<b>C-S</b>	Service Commercial	<b>CM-LA</b>	Community Mixed Use - Los Alamos

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).
- (3) Shall be conducted within a completely enclosed building except that within the C-3 and CS zones exterior material storage may be permitted within an area enclosed by a solid wall, fence or hedge not less than six feet in height.
- (4) Use not allowed on a lot abutting a residential zone; see [Section 35.42.270 \(Vehicle Services\)](#).



**SECTION 16:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-15, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

<b>Table 2-15 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Commercial Zones</b>	E	Allowed use, no permit required (Exempt)			
	P	Permitted use, Land Use Permit required (2)			
	MCUP	Minor Conditional Use Permit required			
	CUP	Conditional Use Permit required			
	S	Permit determined by Specific Use Regulations			
	—	Use Not Allowed			
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>				<b>Specific Use Regulations</b>
	<b>C-3</b>	<b>CS</b>	<b>CH</b>	<b>CM-LA</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

<del>Bulk water importation facilities</del>	—	—	—	—	
<del>Desalination facility, less than 15 connections</del>	—	—	—	—	
<del>Desalination facility, 15 to less than 200 connections</del>	—	—	—	—	
<del>Onsite wastewater treatment system, individual, alternative</del>	MCUP	MCUP	MCUP	—	
<del>Onsite wastewater treatment system, individual, conventional</del>	E	E	E	—	
<del>Onsite wastewater treatment system, individual, supplemental</del>	E	E	E	—	
<del>Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf</del>	P (3)	P (3)	P (3)	P	
<del>Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more</del>	P (3)	P (3)	P (3)	P	
<del>Reservoir, less than 20,000 sf of total development</del>	P	P	P	—	
<del>Reservoir, 20,000 sf to less than 50,000 sf total development</del>	P	P	P	—	
<del>Reservoir, 50,000 sf or more total development</del>	MCUP	MCUP	MCUP	—	
<del>Wastewater treatment system, individual, alternative</del>	MCUP	MCUP	MCUP	—	
<del>Wastewater treatment system, individual</del>	E	E	E	—	
<del>Wastewater treatment facility, less than 200 connections</del>	CUP	CUP	CUP	—	
<del>Water diversion project</del>	P	P	P	—	
<del>Water extraction, commercial</del>	CUP	CUP	CUP	CUP	
<del>Water or sewer system pump or lift station (4)</del>	—	—	—	P	
<del>Water system with 1 connection</del>	E	E	E	—	
<del>Water system with 2 to less than 5 connections</del>	P	P	P	—	
<del>Water system with 5 or more connections</del>	MCUP	MCUP	MCUP	—	
<del>Water well, agricultural</del>	—	—	E	—	

**Key to Zone symbols**

<b>C-3</b>	General Commercial	<b>CH</b>	Highway Commercial
<b>C-S</b>	Service Commercial	<b>CM-LA</b>	Community Mixed Use - Los Alamos

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).
- (3) Limited to wastewater pipelines; see [Article 35.5](#) for development standards.
- (4) Such facilities are allowed in compliance with the required planning permit to which the water or sewer pump or lift station is accessory.

**SECTION 17:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-16, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

<b>Table 2-16 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Commercial Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>C-V</b>	<b>C-V CZ</b>	<b>SC</b>	<b>PI</b>	<b>PI CZ</b>	

**SERVICES - GENERAL**

Cemetery, mausoleum	CUP	CUP	CUP	P	P	
Charitable or philanthropic organization	CUP	CUP	CUP	P	P	
Large family day care home	P	P	—	P	P	35.42.090
Small family day care home	E	E	—	E	E	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	P	P	P	P	P	35.42.090
Child Day care center, Residential	MCUP	MCUP	—	MCUP	MCUP	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Bed and breakfast inn	—	—	—	—	—	
Lodging - Guest ranch	P	P	—	—	—	
Lodging - Hostel	CUP	—	CUP	CUP	—	
Lodging - Hotel or motel	P	P	—	—	—	
Lodging - Resort	P	P	—	—	—	
Mortuary	—	CUP	—	—	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	CUP	—	
Personal services	—	—	—	P	P	
Repair service - Equipment, appliances, etc. - Indoor	—	—	—	—	—	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	—	
Repair service - Farm implements and equipment	—	—	—	—	—	
Vehicle services - Carwash, mechanical	—	—	—	—	—	
Vehicle services - Major repair, bodywork	—	—	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	—	—	—	
Vehicle services - With outdoor work areas	—	—	—	—	—	

**Key to Zone Symbols**

<b>C-V</b>	Visitor Serving Commercial	<b>PI</b>	Public and Institutional
<b>SC</b>	Shopping Center	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).
- (3) See [Section 35.24.070 \(SC Zone Additional Standards\)](#).

**SECTION 18:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-16, Allowed Land Uses and Permit Requirements for Commercial Zones, of Section 35.24.030, Commercial Zones Allowable Land Uses, of Chapter 35.24, Commercial Zones, to read as follows:

<b>Table 2-16 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Commercial Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>C-V</b>	<b>C-V CZ</b>	<b>SC</b>	<b>PI</b>	<b>PI CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

<del>Bulk water importation facilities</del>	—	CUP	—	—	CUP	
<del>Desalination facility, less than 15 connections</del>	—	MCUP	—	—	MCUP	
<del>Desalination facility, 15 to less than 200 connections</del>	—	CUP	—	—	CUP	
<del>Onsite wastewater treatment system, individual, alternative</del>	MCUP		MCUP	MCUP		
<del>Onsite wastewater treatment system, individual, conventional</del>	E		E	E		
<del>Onsite wastewater treatment system, individual, supplemental</del>	E		E	E		
<del>Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf</del>	P (3)	P	P (3)	P (3)	P	
<del>Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more</del>	P (3)	MCUP	P (3)	P (3)	MCUP	
<del>Reservoir, less than 20,000 sf total development</del>	P	P	P	P	P	
<del>Reservoir, 20,000 sf to less than 50,000 sf total development</del>	P	MCUP	P	P	MCUP	
<del>Reservoir, 50,000 sf or more total development</del>	MCUP	MCUP	MCUP	MCUP	MCUP	
<del>Wastewater treatment system, individual, alternative</del>	MCUP	MCUP	MCUP	MCUP	MCUP	
<del>Wastewater treatment system, individual</del>	E	P	E	E	P	
<del>Wastewater treatment facility, less than 200 connections</del>	CUP	CUP	CUP	CUP	CUP	
<del>Water diversion project</del>	P	MCUP	P	P	MCUP	
<del>Water extraction, commercial</del>	CUP	CUP	CUP	CUP	CUP	
<del>Water or sewer system pump or lift station (4)</del>	—	P	—	—	P	
<del>Water system with 1 connection</del>	E	P	E	E	P	
<del>Water system with 2 to less than 5 connections</del>	P	MCUP	P	P	MCUP	
<del>Water system with 5 or more connections (5)</del>	MCUP	MCUP	MCUP	MCUP	MCUP	
<del>Water well, agricultural</del>	—	—	—	—	—	

**Key to Zone Symbols**

<b>C-V</b>	Visitor Serving Commercial	<b>PI</b>	Public and Institutional
<b>SC</b>	Shopping Center	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.24.030.C](#) (Commercial Zone Allowable Land Uses).
- (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.~~
- (5) ~~In the Coastal Zone, limited to less than 200 connections.~~

**SECTION 19:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-22, Allowed Land Uses and Permit Requirements for Industrial Zones, of Section 35.25.030, Industrial Zones Allowable Land Uses, of Chapter 35.25, Industrial Zones, to read as follows:

<b>Table 2-22 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Industrial Zones</b>	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						
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>							<b>Specific Use Regulations</b>
	<b>M-RP</b>	<b>M-RP CZ</b>	<b>M-1</b>	<b>M-2</b>	<b>M-CR</b>	<b>M-CR CZ</b>	<b>M-CD CZ</b>	

**SERVICES - GENERAL**

Cemetery	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Large family day care home	—	—	—	—	P	P	P	35.42.090
Small family day care home	—	—	—	—	E	E	E	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	P	P	P	—	—	—	—	35.42.090
Child Day care center, Residential	—	—	—	—	MCUP	MCUP	MCUP	35.42.090
Drive through facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	CUP	CUP	—	CUP	
Lodging - Hotel or motel	—	—	P	—	—	—	—	
Mausoleum	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Mortuary	—	CUP	—	—	—	CUP	—	
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Music recording studio	CUP	—	CUP	CUP	CUP	—	CUP	
Personal services, employees only	P	P	P	—	—	—	—	
Public safety facility	—	—	P	—	—	—	—	
Repair service - Equipment, large appliances, etc. - Indoor	—	—	P	P	—	—	—	
Repair service - Equipment, large appliances, etc. - Outdoor	—	—	P	P	—	—	—	
Repair service - Small appliances	—	—	P	P	—	—	—	
Vehicle services - Major repair, bodywork	—	—	P(3)	P	—	—	—	
Vehicle services - Minor maintenance/repair	—	—	P(3)	P	—	—	—	

**Key to Zone Symbols**

<b>M-RP</b>	Industrial Research Park	<b>M-CR</b>	Coastal-Related Industry
<b>M-1</b>	Light Industry	<b>M-CD</b>	Coastal-Dependent Industry
<b>M-2</b>	General Industry	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Section 35.25.030.D (Development Plan approval required).
- (3) Limited to automobiles.

**SECTION 20:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-22, Allowed Land Uses and Permit Requirements for Industrial Zones, of Section 35.25.030, Industrial Zones Allowable Land Uses, of Chapter 35.25, Industrial Zones, to read as follows:

<b>Table 2-22 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Industrial Zones</b>	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						
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>							<b>Specific Use Regulations</b>
	<b>M-RP</b>	<b>M-RP CZ</b>	<b>M-1</b>	<b>M-2</b>	<b>M-CR</b>	<b>M-CR CZ</b>	<b>M-CD CZ</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	CUP	—	—	—	CUP	CUP	
Desalination facility, less than 15 connections	—	MCUP	—	—	—	MCUP	MCUP	
Desalination facility, 15 to less than 200 connections	—	CUP	—	—	—	CUP	CUP	
Onsite wastewater treatment system, individual, alternative	MCUP		MCUP	MCUP	MCUP			
Onsite wastewater treatment system, individual, conventional	E		E	E	E			
Onsite wastewater treatment system, individual, supplemental	E		E	E	E			
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P (3)	P (3)	P (3)	P	P	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	MCUP	P (3)	P (3)	P (3)	MCUP	P	
Reservoir, less than 20,000 sf of total development	P	P	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	P	P	MCUP	MCUP	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water or sewer system pump or lift station (4)	—	P	—	—	—	P	P	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P	E	E	E	P	P	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	P	P	MCUP	MCUP	
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Water system with 1 connection	E	P	E	E	E	P	E	
Water system with 2 to less than 5 connections	P	MCUP	P	P	P	MCUP	MCUP	
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	P	E	E	E	P	P	

**Key to Zone Symbols**

<b>M-RP</b>	Industrial Research Park	<b>M-CR</b>	Coastal-Related Industry
<b>M-1</b>	Light Industry	<b>M-CD</b>	Coastal-Dependent Industry
<b>M-2</b>	General Industry	<b>CZ</b>	Coastal Zone

**Notes:**

- (1) See [Article 35.11 \(Glossary\)](#) for land use definitions.
- (2) Development Plan approval may also be required; see Section [35.25.030.D](#) (Development Plan approval required).
- (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 necessary.~~
- (5) ~~In the Coastal Zone, limited to less than 200 connections.~~

**SECTION 21:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-24, Allowed Land Uses and Permit Requirements for Special Purpose Zones, of Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

<b>Table 2-24 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Special Purpose Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>MU</b>	<b>NTS</b>	<b>OT-R</b>	<b>OT-R/LC</b>	<b>OT-R/GC</b>	

**SERVICES - GENERAL**

Cemetery, mausoleum	P	—	CUP	CUP	CUP	
Charitable or philanthropic organization	P	—	CUP	CUP	CUP	
Large family day care home	P	—	P	P (3)	P (3)	35.42.090
Small family day care home	E	—	—	E	E	35.42.090
Child Day care center, Non-residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	P	—	—	—	—	35.42.090
Child Day care center, Residential	MCUP	—	MCUP	MCUP	MCUP	35.42.090
Drive-through facility	CUP	—	CUP	CUP	CUP	35.42.130
Lodging - Hostel	CUP	—	CUP	CUP	CUP	
Lodging - Hotel or motel	P	—	—	—	P	
Mortuary	—	—	—	—	—	35.42.120
Mortuary, accessory to cemetery	CUP	—	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	CUP	CUP	
Personal services	P	—	—	P (4)	P	
Personal services, employees only	P	—	—	—	—	
Personal services in mixed use project	CUP	—	—	—	—	
Repair service - Equipment, appliances, etc. - Indoor	P	—	—	—	P	
Repair service - Equipment, appliances, etc. - Outdoor	—	—	—	—	P	
Repair service - Small appliances	P	—	—	—	P	
Vehicle services - Minor maintenance/repair	P	—	—	—	P	

**Key to Zone Symbols**

<b>MU</b>	Mixed Use	<b>OT-R/LC</b>	Old Town - Residential/Light Commercial
<b>NTS</b>	Naples Townsite	<b>OT-R/GC</b>	Old Town - Residential/General Commercial
<b>OT-R</b>	Old Town - Residential	<b>CZ</b>	Coastal Zone

**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 not allowed if the OT designation is OT-LC or OT-GC, and not OT-R/LC or OT-G/LC.
- (4) Limited to barber and beauty shops, and shoe sales and/or repair stores.

**SECTION 22:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-24, Allowed Land Uses and Permit Requirements for Special Purpose Zones, of Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

<b>Table 2-24 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Special Purpose Zones</b>	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				
<b>LAND USE (1)</b>	<b>PERMIT REQUIRED BY ZONE</b>					<b>Specific Use Regulations</b>
	<b>MU</b>	<b>NTS</b>	<b>OT-R</b>	<b>OT-R/LC</b>	<b>OT-R/GC</b>	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	—	—	—	—	
Desalination facility, serving less than 15 connections	—	—	—	—	—	
Desalination facility, 15 to less than 200 connections	—	—	—	—	—	
Onsite wastewater treatment system, individual, alternative	MCUP	MCUP	—	—	—	
Onsite wastewater treatment system, individual, conventional	E	E	—	—	—	
Onsite wastewater treatment system, individual, supplemental	E	E	—	—	—	
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (3)	P	P (3)	P (3)	P (3)	
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (3)	MCUP	P (3)	P (3)	P (3)	
Reservoir, less than 20,000 sf total development	P	P	P	P	P	
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	P	P	
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP	
Sewage treatment facilities - Central plant	—	—	—	—	—	
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP	
Wastewater treatment system, individual	E	P	E	E	E	
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP	
Water diversion project	P	MCUP	P	P	P	
Water extraction - Commercial	CUP	—	CUP	CUP	CUP	
Water or sewer system pump or lift station (4)	—	P	—	—	—	
Water supply, treatment, storage facilities - Central plant	—	—	—	—	—	
Water system with 1 connection	E	P	E	E	E	
Water system with 2 to less than 5 connections	P	MCUP	P	P	P	
Water system with 5 or more connections (5)	MCUP	MCUP	MCUP	MCUP	MCUP	
Water well, agricultural	E	P	—	—	—	

**Key to Zone Symbols**

<b>MU</b>	Mixed Use	<b>OT-R/LC</b>	Old Town - Residential/Light Commercial
<b>NTS</b>	Naples Townsite	<b>OT-R/GC</b>	Old Town - Residential/General Commercial
<b>OT-R</b>	Old Town - Residential	<b>CZ</b>	Coastal Zone

**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 23:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Services - General section of Table 2-25, Allowed Land Uses and Permit Requirements for Special Purpose Zones, of Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

<b>Table 2-25 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for the Special Purpose Zones</b>	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)	<b>PERMIT REQUIRED BY ZONE</b>					Specific Use Regulations
	PU	PU CZ	REC	REC CZ	TC CZ(3)	

**SERVICES - GENERAL**

Cemetery, mausoleum	CUP	CUP	CUP	CUP	CUP	
Charitable or philanthropic organization	CUP	CUP	CUP	CUP	CUP	
Large family day care home	—	—	P	P	—	35.42.090
Small family day care home	—	—	E	E	—	35.42.090
Child Day care center, Non-residential	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Child Day care center, Non-residential, accessory	—	—	—	—	—	
Child Day care center, Residential	—	—	MCUP	MCUP	—	35.42.090
Drive-through facility	CUP	CUP	CUP	CUP	CUP	35.42.130
Lodging - Hostel	—	—	CUP	—	CUP	
Lodging - Hotel or motel	—	—	—	—	—	
Mortuary	—	CUP	—	CUP	CUP	35.42.120
Mortuary, accessory to cemetery	CUP	CUP	CUP	CUP	CUP	35.42.120
Music recording studio	CUP	—	CUP	—	—	
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**

<b>PU</b>	Public Works Facilities	<b>TC</b>	Transportation Corridor
<b>REC</b>	Recreation	<b>CZ</b>	Coastal Zone

**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) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.



**SECTION 24:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend the Water Supply & Wastewater Facilities section, including the applicable Notes, of Table 2-25, Allowed Land Uses and Permit Requirements for Special Purpose Zones, of Section 35.26.030, Special Purpose Zones Allowable Land Uses, of Chapter 35.26, Special Purpose Zones, to read as follows:

<b>Table 2-25 - Continued</b>  <b>Allowed Land Uses and Permit Requirements for Special Purpose Zones</b>	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)	<b>PERMIT REQUIRED BY ZONE</b>					Specific Use Regulations
	PU	PU CZ	REC	REC CZ	TC CZ(3)	

**WATER SUPPLY & WASTEWATER FACILITIES**

Bulk water importation facilities	—	CUP	—	CUP	CUP
Desalination facility, less than 15 connections	—	MCUP	—	MCUP	MCUP
Desalination facility, 15 to less than 200 connections	—	CUP	—	CUP	CUP
Onsite wastewater treatment system, individual, alternative	MCUP		MCUP		
Onsite wastewater treatment system, individual, conventional	E		E		
Onsite wastewater treatment system, individual, supplemental	E		E		
Pipeline - Water, reclaimed water, wastewater, less than 20,000 sf	P (4)	P	P (4)	P	P
Pipeline - Water, reclaimed water, wastewater, 20,000 sf or more	P (4)	MCUP	P (4)	MCUP	MCUP
Reservoir, less than 20,000 sf total development	P	P	P	P	P
Reservoir, 20,000 sf to less than 50,000 sf total development	P	MCUP	P	MCUP	MCUP
Reservoir, 50,000 sf or more total development	MCUP	MCUP	MCUP	MCUP	MCUP
Sewage treatment facilities - Central plant	P	P	—	—	—
Wastewater treatment system, individual, alternative	MCUP	MCUP	MCUP	MCUP	MCUP
Wastewater treatment system, individual	E	P	E	P	P
Wastewater treatment facility, less than 200 connections	CUP	CUP	CUP	CUP	CUP
Water diversion project	P	MCUP	P	MCUP	MCUP
Water extraction, commercial	CUP	CUP	CUP	CUP	CUP
Water or sewer system pump or lift station (5)	—	P	—	P	P
Water supply, treatment, storage facilities - Central plant	P	P	—	—	—
Water system with 1 connection	E	P	E	P	P
Water system with 2 to less than 5 connections	P	MCUP	P	MCUP	MCUP
Water system with 5 or more connections (6)	MCUP	MCUP	MCUP	MCUP	MCUP
Water well, agricultural	E	P	—	—	P

**Key to Zone symbols**

<b>PU</b>	Public Works Facilities	<b>TC</b>	Transportation Corridor
<b>REC</b>	Recreation	<b>CZ</b>	Coastal Zone

**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) Uses allowed as a “P” in abutting zones and in compliance with any applicable specific use regulations.
- (4) Limited to wastewater pipelines; see Article 35.5 for development standards.
- (5) 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.
- (6) In the Coastal Zone, limited to less than 200 connections.

**SECTION 25:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended

to amend Subsection 3, Hazardous materials, of Subsection F, Development standards, of Section 35.28.060, Airport Approach (F) Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

3. **Hazardous materials.** ~~Any use within a Clear zone that involves the storage of more than 10 gallons of flammable liquid or hazardous material shall, prior to the issuance of a Coastal Development Permit or Land Use Permit, be reviewed by the Fire Department providing inspection, and/or emergency response service to the site. No Coastal Development Permit or Land Use Permit shall be issued unless and until the potential hazards associated with the storage of the materials are mitigated to the reasonable satisfaction of the Fire Department.~~

Prior to the issuance of a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances) for a use located within a Clear Zone that involves the storage of more than 10 gallons of flammable liquid or hazardous material:

- (a) The County Public Health Department and the Fire Department having inspection, permit, and/or emergency response responsibility for that location shall review the proposed use, and
- (b) Any potential hazards associated with the storage of said materials shall be mitigated to the reasonable satisfaction of the County Public Health Department and applicable Fire Department.

## **SECTION 26:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete the text of existing Section 35.28.070, Carpinteria Agriculture (CA) Overlay Zone and reserve the Section number for future use.

## **SECTION 27:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.28.120, Flood Hazard (FA) Overlay Zone, of Chapter 35.28, Overlay Zones, to read as follows:

### **35.28.120 - Flood Hazard Area (FA) Overlay Zone**

- A. **Purpose and intent.** The Flood Hazard (FA) overlay zone is intended to promote public health, safety and welfare and to minimize public and private losses due to flood conditions in areas within the 100-year flood plain by alerting property owners that County Code Chapter 15A (Floodplain Management) applies to their property, and avoiding the exposure of new development to flood hazards, minimizing the need for future flood control protective works and resulting alteration of stream and wetland environments. This overlay zone serves as a mechanism whereby members of the public and staff can easily identify areas of special flood hazard that are subject to County Code Chapter 15A (Floodplain Management).
- B. **Applicability.** The requirements of this Section apply to special flood hazard areas as defined in County Code Chapter 15A (Floodplain Management).
1. **Additional standards.** Each land use shall comply with the requirements of the primary zone and "development" as defined in County Code Chapter 15A shall also comply with the additional requirements in Chapter 15A.
  2. **Flood Hazard Overlay Map.** The Flood Hazard Overlay Map shall reflect the boundaries of special flood hazard areas as shown on the current Federal Emergency Management Agency (FEMA) maps on file with the County Public Works Flood Control and Water Conservation District Agency (referred to in this Section as the "Flood Control ~~District~~ Agency").

3. **Relationship to primary zone.** Each land use and proposed development within the FA Overlay Zone shall comply with all applicable requirements of the primary zone, in addition to the requirements of this Section.

**C. Permit and processing requirements.**

1. **Referral and determination.** Prior to the issuance approval of a ~~Coastal Development Permit in compliance with Section 35.82.050 (Coastal Development Permits) or a Land Use Permit in compliance with Section 35.82.110 (Land Use Permits) or a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances)~~, for all development subject to the FA Overlay Zone:
  - a. ~~The applicant shall be referred to the Flood Control District Agency for a determination as to whether the development is subject to the requirements of County Code Chapter 15A. If the Flood Control District Agency determines that the proposed development is subject to Chapter 15A, then the development shall comply with the requirements of Chapter 15A. If the Flood Control District Agency determines that the proposed development is not subject to Chapter 15A, then the development is exempt from the requirements of Chapter 15A.~~
2. **b. Permit requirement.** ~~After obtaining the appropriate clearance or receiving a written exemption from the Flood Control District, the proposed development shall comply with the Coastal Development or Land Use Permit or Zoning Clearance requirements of the primary zone~~ The applicant shall obtain the appropriate clearance or receive a written exemption from the Flood Control Agency.

**SECTION 28:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete the text of existing Section 35.28.130, Growth Management Ordinance (GMO) Overlay Zone, and reserve the Section number for future use.

**SECTION 29:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete the text of existing Section 35.28.180, Single Family Restricted (SF) Overlay Zone, and reserve the Section number for future use.

**SECTION 30:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete the text of existing Section 35.28.190, Site Design (SD) Overlay Zone, and reserve the Section number for future use.

**SECTION 31:**

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.28, Overlay Zones, to delete the text of existing Section 35.28.200, View Corridor (VC) Overlay Zone, and reserve the Section number for future use.

**SECTION 32:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County

Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.30, Standards for All Development and Land Uses, to delete the text of existing Section 35.30.040, Coastal Trails, and reserve the Section number for future use.

### **SECTION 33:**

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection B, Required findings for approval, of Section 35.30.110, Lot Line Adjustments, of Chapter 35.30, Standards for All Development and Land Uses, to read as follows:

**B. Required findings for approval.** The approval of a Lot Line Adjustment application shall require that the review authority first make all of the following findings.

1. The Lot Line Adjustment is in conformity with all applicable provisions of the Comprehensive Plan and this Development Code.
2. ~~No lot involved in the Lot Line Adjustment that conforms to the minimum lot size of the applicable zone shall become nonconforming as to lot size as a result of the Lot Line Adjustment.~~
  2. **Minimum lot area and minimum lot width.**
    - a. **Minimum lot area.** No lot involved in the Lot Line Adjustment whose area is equal to or greater than the minimum lot area requirement of the applicable zone shall become smaller than the minimum lot area requirement of the applicable zone as a result of the Lot Line Adjustment.
    - b. **Minimum lot width.** No lot involved in the Lot Line Adjustment whose lot width is equal to or greater than the minimum lot width requirement of the applicable zone shall become smaller than the minimum lot width requirement of the applicable zone as a result of the Lot Line Adjustment.
3. Except as provided in this Section, all lots resulting from the Lot Line Adjustment shall comply with the minimum lot ~~size~~ area requirements of the applicable zone. A Lot Line Adjustment may be approved that results in one or more lots that are ~~nonconforming as to size,~~ smaller than the minimum lot area requirement of the applicable zone provided that it complies with all of the following requirements.
  - a. ~~Four or fewer existing lots are involved in the adjustment.~~
  - b a. The Lot Line Adjustment shall not result in increased subdivision potential for any ~~affected~~ lot involved in the lot line adjustment.
  - e b. The Lot Line Adjustment will not result in a greater number of residentially developable lots than existed prior to the adjustment. For the purposes of this Subsection B.3 only, a lot shall not be deemed residentially developable if the documents reflecting its approval and/or creation identify that; 1) the lot is not a building site, or 2) the lot is designated for a non-residential purpose including well sites, reservoirs and roads. A lot shall be deemed residentially developable for the purposes of this Subsection B.3 if it has an existing one-family dwelling constructed in compliance with a valid County permit, or existing and proposed lots comply with all of the following criteria.
    - (1) **Water supply.** The lot shall have adequate water resources to serve the estimated interior and exterior needs for residential development as follows: 1) a letter of service from the appropriate district or mutual water company shall document that adequate water service is available to the lot and that the service complies with the company's Domestic Water Supply Permit, or 2) a Public Health Department or State approved water system.

- (2) **Sewage disposal.** The lot is served by a public sewer system and a letter of available service can be obtained from the appropriate ~~public sewer~~ district. A lot to be served by an onsite wastewater treatment system shall meet all applicable County requirements for permitting and installation, including percolation tests, as determined by the Public Health Department.
- (3) **Access.** The lot is currently served by an existing private road meeting applicable fire agency roadway standards that connects to a public road or right-of-way easement, or can establish legal access to a public road or right-of-way easement meeting applicable fire agency roadway standards.
- (4) **Slope stability.** Development of the lot including infrastructure avoids slopes of 30 percent and greater.
- (5) **Agriculture viability.** Development of the lot shall not threaten or impair agricultural viability on productive agriculture lands within or adjacent to the lot.
- (6) **Environmentally sensitive habitat.** Development of the lot avoids or minimizes impacts where appropriate to environmentally sensitive habitat and buffer areas, and riparian corridor and buffer areas.
- (7) **Hazards.** Development of the lot shall not result in a hazard to life and property. Potential hazards include, flood, geologic and fire.
- (8) **Consistency with Comprehensive Plan and Development Code.** Development of the lot is consistent with the setback, lot coverage and parking requirements of the Development Code and consistent with the Comprehensive Plan and the public health, safety and welfare of the community.

To provide notification to existing and subsequent property owners when a finding is made that a lot is deemed not to be residentially developable, a statement of this finding shall be recorded concurrently with the deed of the lot, in compliance with County Code Section 21-92 (Procedures).

4. The Lot Line Adjustment will not increase any violation of lot width, setback, lot coverage, parking or other similar requirement of the applicable zone, or make an existing violation more onerous.
5. The affected lots are in compliance with all laws, rules and regulations pertaining to zoning uses, setbacks and any other applicable provisions of this Development Code, or the Lot Line Adjustment has been conditioned to require compliance with these rules and regulations, and any zoning violation fees imposed in compliance with applicable law have been paid. This finding shall not be interpreted to impose new requirements on legal nonconforming uses and structures under the requirements of [Chapter 35.101 \(Nonconforming Uses, Structures, and Lots\)](#).
6. Conditions have been imposed to facilitate the relocation of existing utilities, infrastructure and easements.

## **SECTION 34:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.030, 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) or Section 35.42.260 (Temporary Uses and Trailers), that are not allowed in compliance with Section 35.42.135 (Farmworker Housing). ~~However, where these permit requirements and standards conflict with State Health and Safety Code Sections~~

~~17021.5 and 17021.6 regarding employee housing, the requirements of these Health and Safety Code sections shall prevail.~~

~~1. **Coastal Zone.** Within the Coastal Zone, any employee housing allowed in compliance with State Health and Safety Code Sections 17021.5 and 17021.6 shall, at a minimum, require the issuance of a Coastal Development Permit in compliance with Section 35.82.060 prior to the commencement or the construction or use of the employee housing.~~

~~B. **Uses allowed with a Land Use Permit (Inland area) or a Minor Conditional Use Permit (Coastal Zone) Permit requirement.** Additional dwellings housing up to, but not exceeding, four employees of the owner or lessee of the land are allowed, provided: agricultural employees may be allowed in compliance with the permit requirement identified in either Article 35.2 (Zones and Allowable Land Uses) or Section 35.42.260 (Temporary Uses and Trailers).~~

~~C. **1. Location of employment.**~~

~~1. **Use is allowed in compliance with Article 35.2 (Zones and Allowable Land Uses).**~~

~~a. **AG-II (Inland area) zone.** The employees are engaged full-time in agriculture, the majority of which occurs on the farm or ranch that the dwelling is located on and the remainder occurs on a farm or ranch in the nearby vicinity.~~

~~b. **Zones other than the AG-II (Inland area) zone.** The employees are engaged full-time in agriculture on the farm or ranch upon which the dwelling is located.~~

~~2. **Use is allowed in compliance with Section 35.42.260 (Temporary Uses and Trailers).**~~

~~a. The employees are engaged full-time in agriculture on the farm or ranch upon which the dwelling(s) is located if the dwelling(s) is allowed with a Minor Conditional Use Permit.~~

~~b. The employees are engaged full-time in agriculture either on or off the farm or ranch upon which the dwelling(s) is located if the dwelling(s) is allowed with a Major Conditional Use Permit.~~

~~D. **Standards that apply to all agricultural employee dwellings.**~~

~~2-1. **Need for additional dwellings.** The applicant can document the existing and proposed agricultural use of the land and demonstrate a need for additional dwellings to support the use.~~

~~3-2. **Proof of employment.** The applicant provides proof of the full-time employment of the employee. 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.~~

~~4-3. **Submittal of documentation of need and employment status of occupants subsequent to issuance of permit for the Agricultural Employee Dwelling.** Demonstration of the need for the Agricultural Employee Dwelling and proof of full-time employment in agriculture of the employee residing in the Agricultural Employee Dwelling shall also be provided every five years beginning from the issuance of the ~~Coastal Development Permit~~, Land Use Permit or Zoning Clearance for the Agricultural Employee Dwelling or, if the occupancy of the Agricultural Employee Dwelling changes, upon the change in occupancy and every five years thereafter. Failure to provide said documentation in compliance with this Subsection D.3 including Subsection D.3.a, below, may be~~

cause for revocation of the permit for the Agricultural Employee Dwelling.

- a. If the identity of the occupant of the Agricultural Employee Dwelling is not known at the time of issuance of the Land Use Permit or Zoning Clearance for the Agricultural Employee Dwelling, then proof of full-time employment in agriculture of the employee residing in the Agricultural Employee Dwelling shall be provided within 30 days following occupancy of the Agricultural Employee Dwelling by the employee.

**5.4. Notice to property owner.** Before issuance of a ~~Coastal Development Permit~~, Land Use Permit or Zoning Clearance for the Agricultural Employee Dwelling, a Notice to Property Owner prepared by the Department that specifies at a minimum (1) the occupancy requirements of the Agricultural Employee Dwelling and (2) the requirement for provision of documentation of employment and the need for the Agricultural Employee Dwelling in compliance with ~~Subsections B.2, B.3, and B.4~~ Subsections B, C and D, above, shall be recorded by the property owner.

**E. 6. Additional standards for agricultural employee dwellings allowed in compliance with Article 35.2 (Zones and Allowable Land Uses) that do not require the approval of a Conditional Use Permit.** In addition to the development standards listed above, all development associated with the construction of an agricultural employee dwelling ~~located in the Inland area~~ allowed in compliance with Article 35.2 (Zones and Allowable Land Uses) that does not require the approval of a Minor Conditional Use Permit or Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) shall comply with all of the additional development standards listed below. If these requirements are in conflict with other provisions of the Comprehensive Plan or any applicable community or area plan, this Development Code, or any permit conditions established by the County, the more restrictive requirements shall control. Agricultural employee dwellings that do not comply with the following may be allowed with a Minor Conditional Use Permit approved in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

- a. The development shall be located no less than 100 feet from the following environmental sensitive habitat areas that are determined by a qualified professional to be intact and of high quality. This setback may be adjusted upward or downward on a case-by-case basis depending upon site specific conditions such as slopes, biological resources and erosion potential.
  - (1) Native plant communities recognized as rare by California Department of Fish and Game (2003 or as amended). Examples include Native Grasslands, Maritime chaparral, Bishop Pine Forests, and Coastal Dune Scrub.
  - (2) Native woodlands and forests.
  - (3) Nesting, roosting, and/or breeding areas for rare, endangered or threatened animal species.
    - (a) Rare, endangered, or threatened species are defined as those listed by State or Federal wildlife agencies under the State or Federal Endangered Species Acts, candidates for listing, species of special concern, and species that meet the definition of "rare" in Section 15380 of California Environmental Quality Act.
    - (b) A separation of greater than 100 feet may be required in order to fully protect formally listed Endangered Species (e.g., a 100 foot separation may not fully protect known breeding ponds for California Tiger Salamander).
  - (4) Plant communities known to contain rare, endangered, or threatened species.
  - (5) Streams, riparian areas, vernal pools, and wetlands.
  - (6) Any designated Environmental Sensitive Habitat Areas.
- b. The development shall be compatible with the character of the surrounding natural environment, subordinate in appearance to natural landforms, and sited so that it does not

intrude into the skyline as seen from public viewing places. At a minimum, the development shall comply with the following design standards.

- (1) Exterior lighting shall be for safety purposes only and shall comply with the following requirements:
  - (a) Light fixtures shall be fully shielded (full cutoff) and shall be directed downward to minimize impacts to the rural nighttime character.
  - (b) To the extent feasible, lighting shall be directed away from habitat areas, nearby residences, public roads and other areas of public use.
- (2) Building materials and colors (earth tones and non-reflective paints) compatible with the surrounding natural environment shall be used to maximize the visual compatibility of the development with surrounding areas.

**F. 7. Additional standards for agricultural employee dwellings located in the 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.
- d. Only one Conditional Use Permit that allows additional dwellings housing five or more employees may be allowed within each project site area covered by an approved Final Development Plan.

~~**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 35:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.090, Community Care Facilities, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

**35.42.090 - Community Care Facilities**

**A. Purpose and applicability.** This Section establishes standards for community care facilities where allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#). Community care facilities shall be in operated in compliance with State law and in a manner that recognizes the needs of community care operators and minimizes the effects on surrounding properties. Licensing by the ~~California Department of Social Services~~ appropriate State agency is required for community care facilities unless they are able to operate legally without a license in compliance with State law.

**B. Family day care.**

- ~~1. **Small family day care facilities.** Small family day care homes shall be considered a residential use and may be allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#) if the provider has obtained a license or a statement of exemption from licensing requirements from the California State Department of Social Services in compliance with State law.~~
- ~~2. **Large family day care facilities.** Large family day care homes shall be considered a residential use and may be allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#) subject to~~



~~the following standards:~~

- ~~a. The provider shall have a license or a statement of exemption from licensing requirements from the California State Department of Social Services in compliance with State law.~~
- ~~b. The property shall be located more than 300 feet from another large family day care facility and approval shall not result in over concentration.~~
- ~~c. The review of large family day care homes in compliance with this Section shall be a ministerial action exempt from the requirements of the California Environmental Quality Act unless the approval is subject to approval of a Coastal Development Permit within a Geographic Appeals Area within the Coastal Zone.~~
- ~~d. Notice of Coastal Development Permit or Land Use Permit approval shall be provided in compliance with [Chapter 35.106 \(Noticing and Public Hearings\)](#) and shall be mailed to property owners with a 300-foot radius of the site at permit approval.~~

**1. Processing.**

- a. Family day care homes may be allowed in compliance with [Article 35.2 \(Zones and Allowable Land Uses\)](#).
- b. The review of an application for a family day care home shall be a ministerial action.
- c. If required, notice of the application and pending decision on a permit for a family day care home shall be given in compliance with [Chapter 35.106 \(Noticing and Public Hearings\)](#).

**2. Standards that apply to all family day care homes.** Family day care homes shall comply with the following standards:

- a. During the operation of the family day care home the provider shall have a valid license or a statement of exemption from licensing requirements from the California State Department of Social Services if such license or exemption is required in compliance with State law.

**3. Additional standards that apply to large family day care homes.** Large family day care homes shall also comply with the following standards in addition to the standards of Subsection B.2, above:

- a. The large family day care home shall be located more than 300 feet from any other large family day care home.

**C. Child Day care centers.**

**1. Nonresidential child care centers.** Nonresidential child care centers shall comply with the following standards:

- ~~a. The provider shall obtain a license or a Statement of Exemption from licensing requirements from the California State Department of Social Services in compliance with State law.~~
- ~~b. Outdoor play areas shall be separated from abutting uses by a solid masonry wall not less than four feet in height.~~
- ~~c. The child care center shall be compatible with onsite and abutting commercial uses, as determined by the Department.~~
- ~~d. The number of students shall not exceed 30 and the total gross square footage of the facility including outdoor play areas shall not exceed 5,000 square feet.~~
- ~~e. The ambient noise level of the proposed location for the child care center shall not exceed those standards in the Noise Element for sensitive land uses (e.g., residences and schools).~~
- ~~f. The review of non-residential child care centers in compliance with this Section, when allowed by a Coastal Development or Land Use Permit, shall be a ministerial action exempt from the requirements of the California Environmental Quality Act unless the approval is subject to approval of a Coastal Development Permit within a Geographic Appeals Area within the Coastal Zone.~~

~~g. Notice of Coastal Development Permit or the approval of a Land Use Permit approval shall be provided in compliance with Chapter 35.106 (Noticing and Public Hearings) and shall be mailed to property owners with a 300-foot radius of the site at permit approval.~~

~~h. When allowed as accessory to a permitted use, the following additional development standards shall apply:~~

~~(1) The child care center is for the use by the onsite employees of the development; and~~

~~(2) The child care center is located to ensure compatibility with other permitted uses on the project site and on adjacent lots.~~

~~2. Residential child care centers. Residential child care centers shall be allowed in compliance with Article 35.2 (Zones and Allowable Land Uses) if the provider is eligible to obtain a license or a statement of exemption from licensing requirements from the California State Department of Social Services in compliance with State law.~~

**1. Processing.**

a. Day care centers may be allowed in compliance with Article 35.2 (Zones and Allowable Land Uses).

b. If required, notice of the application and pending decision on a permit for a day care center shall be given in compliance with Chapter 35.106 (Noticing and Public Hearings).

**2. Standards that apply to all day care centers.** Day care centers shall comply with the following standards:

a. During the operation of the day care center the provider shall have a valid license or a statement of exemption from licensing requirements from the California State Department of Social Services if such license or exemption is required in compliance with State law.

**3. Additional standards that apply to non-residential day care centers.** Non-residential day care centers shall also comply with the following standards in addition to the standards of Subsection C.2, above:

a. The day care center shall be sited and designed to ensure compatibility with other permitted uses on the project site and on adjacent lots, as determined by the review-authority.

b. The ambient noise level of the proposed location for the day care center shall not exceed those standards in the Noise Element for sensitive land uses (e.g., residences and schools).

c. The following standards may be modified by the decision-maker due to site-specific and other considerations provided the operation of the center is still compatible with other permitted uses on the project site and on adjacent lots in compliance with Subsection C.3.a, above.

1) Outdoor play areas shall be separated from abutting uses by a solid masonry wall not less than four feet in height.

2) The total number of adults, or children, or adults and children shall not exceed 30.

3) The total gross square footage of the facility including outdoor play areas shall not exceed 5,000 square feet.

d. When allowed as accessory to a permitted use, the use of the day care center is restricted to use solely by the onsite employees of the development.

**D. Special care homes.**

**1. In general.**

~~a. Structural installations that are necessary to accommodate disabled residents (e.g., ramps, lifts, handrails) in compliance with the Fair Housing Act shall be allowed without having to obtain a Variance or Modification if otherwise required.~~

~~b. The application and the requirements of this Development Code may be waived by the review~~

~~authority if necessary to comply with the Federal and/or State Fair Housing and Disability Laws relating to accommodation for persons with disabilities.~~

- a. Special care homes are residential care facilities (including group homes) licensed by the State that provide non-medical care on a 24-hour basis to persons who require special care or services including assistance with daily living activities.
    - (1) A special care Home may provide incidental medical services such as the giving of medication that can normally be self-administered.
  - b. The requirements of this Development Code may be modified in compliance with Chapter 35.37 (Reasonable Accommodation) if necessary to comply with the Federal Fair Housing Act and the California Fair Employment and Housing Act relating to accommodations for persons with disabilities including allowances for structural installations that are necessary to accommodate disabled residents (e.g., handrails, lifts, ramps).
  - c. During the operation of the special care home the provider shall have a valid license or a statement of exemption from licensing requirements from the California State Department of Social Services in compliance with State law.
2. **Special care homes serving six or fewer clients persons.** For the purposes of this Subsection D.2, the term family dwelling includes single-family dwellings, units in multifamily dwellings, including units in duplexes and units in apartment dwellings, mobilehomes, including mobilehomes located in mobilehome parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments.
- a. **Considered a residential use.** ~~In compliance with California Health and Safety Code Section 1566, special care homes serving six or fewer clients are considered a residential and not a commercial use of property, and the clients and operators of the facility shall be considered a family. For the purposes of this Development Code, special care homes serving six or fewer clients are considered a dwelling and shall be allowed in compliance with Article 35.2 (Zones and Allowable Land Uses). No Conditional Use Permit, Variance, or planning permit shall be required which is not required of a dwelling of the same type in the same zone.~~

In compliance with California Health and Safety Code Section 1566.3, a special care home licensed by the State that serve six or fewer persons shall be considered a residential use of property, and the residents and operators of the facility shall be considered a family as this term is used in this Development Code in relation to the residential use of property.
  - b. **Allowable restrictions.**
    - (1) Restrictions on structure height, setbacks, lot dimensions or placement of signs of a special care home that serves six or fewer persons may be applied as long as such restrictions are identical to those applied to other family dwellings of the same type in the same zone.
    - (2) A special care home shall that serves six or fewer persons shall comply with County ordinances that deal with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of the County including the imposition of fines and other penalties associated with violations of local ordinances if the ordinance:
      - (a) Does not distinguish special care homes that serve six or fewer persons from other family dwellings of the same type in the same zone; and,
      - (b) Does not distinguish residents of the special care home from persons who reside in other family dwellings of the same type in the same zone.
  - c. **Considered a dwelling.** Special care homes that serve six or fewer persons are considered a dwelling and shall be allowed in compliance with Article 35.2 (Zones and Allowable Land Uses). Such facilities shall not be included within the definition of a boarding house, rooming

house, institution or home for the care of minors, the aged, or persons with mental health disorders, foster care home, guest home, rest home, community residence, or other similar term that implies that the facility is a business run for profit or differs in any other way from a family dwelling.

- e-d. Fees.** Such facilities shall not be subject to any business taxes, local registration fees, use permit fees, or other fees to which other dwellings of the same type in the same zone are not likewise subject.
- e. Not a change in occupancy.** Use of a family dwelling for purposes of a special care home serving six or fewer persons shall not constitute a change of occupancy for purposes local building codes.

**d-f. Ministerial action Processing.**

- (1) ~~The review of special care homes serving six or fewer clients shall be a ministerial action exempt from the requirements of the California Environmental Quality Act, unless the approval is subject to approval of a Coastal Development Permit within a Geographic Appeals Area within the Coastal Zone.~~

Special care homes that serves six or fewer persons shall be considered a residential use and may be allowed in compliance with Article 35.2 (Zones and Allowable Land Uses). No Conditional Use Permit, Variance, or planning permit shall be required of a special care home that serve six or fewer persons that is not required of a dwelling of the same type in the same zone.

- (2) If required, notice of the application and pending decision on a permit for a special care home shall be given in compliance with Chapter 35.106 (Noticing and Public Hearings).
- (4) When a special care home serving six or fewer ~~clients~~ persons is proposed to be located in a zone where the residential use requires a Conditional Use Permit, an additional Conditional Use Permit is not required for the special care home if the residential use has obtained the necessary Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits).

**3. Special care homes serving seven or more ~~clients~~ persons.**

- a. Minor Conditional Use Permit required.** A special care home serving seven or more ~~clients~~ persons shall be required to obtain a Minor Conditional Use Permit in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) and Article 35.2 (Zones and Allowable Land Uses) prior to the operation of the special care home.
- b. Development standards.**
  - (1) There shall be only a single kitchen.
  - (2) Off-street parking shall be provided in compliance with Chapter 35.36 (Parking and Loading Standards).

**SECTION 36:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection M, Cabaña, of Section 35.42.150, Guesthouses, Artist Studios, and Cabañas, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- M. Cabaña.** ~~A cabaña may be approved in conjunction with a proposed pool or sport court provided that construction of the proposed pool or sport court is completed before or simultaneously with completion of the cabaña. A cabaña may also be approved on a lot that is directly adjacent to the sea.~~

A cabaña may be approved as an accessory structure provided that its use is accessory to a sports court or swimming pool, or is located on a lot directly adjacent to the sea.

- 1. Definition of swimming pool.** For the purposes of this Subsection M (Cabaña), swimming pool is defined a structure containing a body of water, whether above or below the ground, having a minimum length, width and depth of 45 feet, eight feet and 42 inches, respectively, and which shall be designed for and used or intended to be used for swimming by individuals. The following shall be excluded from this definition:
  - (1) Hot tubs, spas, including swim spas, and similar facilities.
  - (2) Ornamental ponds or water features, developed as landscape design features where swimming is not intended and does not occur.
  - (3) Portable, inflatable, and wading pools.
- 2. Restrictions on use.** The cabaña may be maintained and used as a cabaña provided that the sports court or swimming pool that the cabaña is accessory to is also maintained on the lot. If the sports court or swimming pool to which the cabaña is accessory to is abandoned or removed, then the use of the cabaña shall cease and the structure shall either be removed or lawfully converted to an allowed accessory structure within 90 days following the abandonment or removal of the sports court or swimming pool.
- 3. Sequence of construction.** A cabaña may be approved in conjunction with a proposed pool or sports court provided that construction of the proposed pool or sports court is completed before or simultaneously with completion of the cabaña.

## **SECTION 37:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.42.195, Medical Marijuana Dispensaries, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

### **35.42.195 - Medical Marijuana Cultivation and Dispensaries**

- A. Medical Marijuana Cultivation.** See Article X, Medical Marijuana Regulations, of Chapter 35, Zoning, of the County Code regarding regulations pertaining to the cultivation of medical marijuana.
- B. Medical Marijuana Dispensaries Prohibited.** Medical Marijuana Dispensaries are not allowed in any zone district and shall not be approved through a Use Determination (Section 35.82.190).

## **SECTION 38:**

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

- j. Where public water service is available, the residential second unit shall be required to be served by the appropriate district.
  - (1) If the principal dwelling is currently served by a public water district or ~~an existing~~ mutual water company; not subject to moratorium for new connections, then the residential second unit shall also be served by the appropriate public water district or mutual water company.
  - (2) If the principal dwelling is currently served by a water district or ~~an existing~~ mutual water company subject to a moratorium for new connections, or if the existing service is by a private water system

and if the property is not located in an overdrafted water basin, then the residential second unit may be served by a private water system subject to review and approval by the Public Health Department or State as applicable.

### **SECTION 39:**

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

- k. ~~A residential second unit proposed to be served by an onsite wastewater treatment system shall not be allowed in addition to the principal dwelling on a lot two gross acres in size unless soil and other constraints for sewage disposal are determined to be particularly favorable by the Public Health Department. If determined to be particularly favorable, the minimum lot area may be reduced to one gross acre. In order to be determined to be particularly favorable, all of the criteria as found in Appendix D, *Development Standards for Residential Second Dwelling Units On Lots Less Than Two Acres in Size Served by Onsite Sewage Disposal Systems*, shall be satisfied. Appendix D is hereby incorporated by reference.~~

Where public sewer service is available, the residential second unit shall be required to be served by the appropriate district.

- (1) For the purposes of this Subsection G.1.k, public sewer service may be considered as not being available when such public sewer or any building or any exterior drainage facility connected thereto is located more than two hundred feet from any proposed building or exterior drainage facility on any lot or premises that abuts and is served by such public sewer. (California Plumbing Code Section 713.4)

### **SECTION 40:**

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

- l. ~~Where public sewer service is available, the residential second unit shall be required to be served by the appropriate district. If the principal dwelling is currently served by a public sewer district not subject to a moratorium for new connections, the residential second unit shall be served by the public sewer district. If the principal dwelling is currently served by a public sewer district subject to moratorium for new connections, or if the existing service is by a onsite wastewater treatment system, the residential second unit shall be served by an onsite wastewater treatment system subject to Public Health Department review and approval.~~

A residential second unit proposed to be served by an onsite wastewater treatment system shall not be allowed in addition to a principal dwelling on a lot less than two gross acres in size if the principal dwelling is served by or is proposed to be served by an onsite wastewater treatment system.

### **SECTION 41:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection m of Subsection 1, Standards applicable to all residential second units,

of Subsection G, Development Standards, of Section 35.42.230, Residential Second Units, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

- m. Upon approval of a residential second unit on a lot, the lot shall not be subdivided unless there is adequate land area to divide the lot ~~consistent in compliance~~ with:
- (1) The Comprehensive Plan including the applicable Comprehensive Plan designation.
  - (2) This Development Code including ~~and in compliance with~~ Article 35.2 (Zones and Allowable Land Uses).
  - (3) Subsection G.1.1, above, if the residential second unit is proposed to be served by a onsite wastewater treatment system following the subdivision.

#### **SECTION 42:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete existing Subsection q of Subsection 1, Standards applicable to all residential second units, of Subsection G, Development Standards, of Section 35.42.230, Residential Second Units, of Chapter 35.42, Standards for Specific Land Uses, in its entirety.

#### **SECTION 43:**

ARTICLE 35.4, Standards for Specific Land Uses, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection 4, Agricultural employee dwellings, four or fewer employees, of Subsection G, Trailer use, of Section 35.42.260, Temporary Uses and Trailers, of Chapter 35.42, Standards for Specific Land Uses, to read as follows:

4. **Agricultural employee dwellings, four or fewer employees not including Farmworker Housing.** Trailers may be used as agricultural employee dwellings for not to exceed four employees of the owner or lessee of the land engaged full time in agriculture on the farm or ranch on which the trailer is located in compliance with ~~Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits)~~ provided:
- Not including Farmworker Housing permitted in compliance with Section 35.42.135 (Farmworker Housing), trailers may be used as dwellings for agricultural employees in compliance Section 35.42.030 (Agricultural Employee Dwellings) and in compliance with the following development standards:
- a. The permittee complies with the State Mobile Home Act.
  - b. The trailer(s) complies with the applicable setbacks and ~~distance between structures~~ building separation requirements required for structures of the zone district in which the trailer is located.
  - c. ~~The permittee documents the existing and proposed agricultural use of the lot and demonstrates a need for the trailer.~~
  - d. ~~The permittee provides proof of the full-time employment of the proposed resident of the trailer(s). Said proof shall be to the satisfaction of the Department in the form of any one or combination of the following:~~
    - (1) ~~Employer's income tax return.~~
    - (2) ~~Employee's pay receipts.~~
    - (3) ~~Employer's DE-3 form.~~
    - (4) ~~Employee's W-2 form.~~
    - (5) ~~A notarized contract between the permittee and the employee which delineates work to be~~

~~performed and wages to be received.~~

~~(6) Other option approved by the Director.~~

~~e. Said proof of full time employment of the employee residing in the trailer shall also be provided every five years beginning from the issuance of the Coastal Development Permit or Land Use Permit for the trailer or, if the occupancy of the trailer changes, upon the change in occupancy and every five years thereafter. Failure to provide said proof of full time employment shall be cause for revocation of the permits for the trailer.~~

~~f.c. The permit includes a condition that the trailer shall be removed from the premises within six months following the discontinuance of use of the premises for agricultural purposes.~~

~~5. Agricultural employee dwellings, five or more employees. Trailers may be used as agricultural employee dwellings for five or more employees on a lot with an AG II zone designation to house employees engaged in full time agriculture on farms and ranches (on or off premises) in compliance with Section 35.82.060 (Conditional Use Permits and Minor Conditional Use Permits) provided that any approved Conditional Use Permit include a condition that any such trailer shall be removed from the lot within six months following the effective date of a rezoning of the lot to a zone other than the AG II zone.~~

#### **SECTION 44:**

ARTICLE 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete Chapter 35.51, Oil and Gas Facilities - Coastal Zone, in its entirety and reserve the Chapter number for future use.

#### **SECTION 45:**

ARTICLE 35.5, Oil and Gas, Wind Energy and Cogeneration Facilities, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete Chapter 35.54, Findings for Oil and Gas Facilities - Coastal Zone, in its entirety and reserve the Chapter number for future use.

#### **SECTION 46:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, to delete Section 35.60.030, Agricultural Lands - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 47:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.60.040, Archaeological Resources - Coastal Zone and Inland Area, of Chapter 35.60, Resource Protection Standards, to read as follows:

##### **35.60.040 - Archaeological Resources –Coastal Zone and Inland Area**

~~The following standards are applicable within the Coastal Zone and the Inland area as indicated below.~~

##### **A. Coastal Zone and Inland area requirements.**

~~1. Development proposed on a lot where archaeological or other cultural sites are located shall be designed to avoid impacts to the cultural sites if possible.~~

~~B. 2. When sufficient planning flexibility does not permit avoiding construction on an archaeological or~~



other cultural site, adequate mitigation shall be required. Mitigation shall be designed in compliance with the guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

- C. 3. Native Americans shall be consulted when development proposals are submitted that impact significant archaeological or cultural sites.

**B D.** ~~**Inland area requirements.**~~ All available measures, including purchase of the site, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological and other classes of cultural sites.

#### **SECTION 48:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, to delete Section 35.60.050, Beach Development - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 49:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, delete Section 35.60.060, Bluff Development - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 50:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, to delete Section 35.60.070, Gaviota Coast Recreational Development - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 51:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, to delete Section 35.60.080, Shoreline Protection Structures - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 52:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.60, Resource Protection Standards, to delete Section 35.60.090, Tree Removal - Coastal Zone, in its entirety and reserve the Section number for future use.

#### **SECTION 53:**

ARTICLE 35.6, Resource Management, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.62, Ridgeline and Hillside Development, to delete Section 35.62.030, Coastal Zone Limitation on Sloping Lot Development, in its entirety and reserve the Section number for future use.

#### **SECTION 54:**

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and

Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Chapter 35.82, Permit Review and Decisions, to delete Section 35.82.050, Coastal Development Permits, in its entirety and reserve the Section number for future use.

## **SECTION 55:**

ARTICLE 35.8, Planning Permit Procedures, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Subsection D, Processing, of Section 35.82.060, Conditional Use Permits and Minor Conditional Use Permits, of Chapter 35.82, Permit Review and Decisions, to read as follows:

### **D. Processing.**

1. After receipt of an application for a Conditional Use Permit, the Department shall review the application in compliance with the requirements of the California Environmental Quality Act.
2. ~~For residential structures on lots adjacent to the sea, the application shall be subject to Design Review in compliance with Section 35.82.070 (Design Review).~~ Notice of the filing of an application shall be given in compliance with Chapter 35.106 (Noticing).
3. The Department shall refer the application for a Conditional Use Permit to the Subdivision/Development Review Committee for review and recommendations to the review authority.
4. **Design review required.** Except for Residential Second Units approved in compliance with Section 35.42.230 (Residential Second Units), the following applications shall be subject to Design Review in compliance with Section 35.82.070 (Design Review).
  - a. An application for a Conditional Use Permit.
  - b. An application for a Minor Conditional Use Permit as specifically identified by the Director, Zoning Administrator, Commission, or Board.
5. The review authority shall hold at least one noticed public hearing on the requested Conditional Use Permit and approve, conditionally approve, or deny the request.
- ~~5-6.~~ Notice of the time and place of the hearing shall be given and the hearing shall be conducted in compliance with Chapter 35.106 (Noticing and Public Hearings).
- ~~6-7.~~ The action of the review authority is final subject to appeal in compliance with Chapter 35.102 (Appeals).
- ~~7-8.~~ Conditional Use Permits may be granted for a period of time and ~~upon~~ subject to conditions and limitations as may be required to protect the public health, peace, safety, and general welfare of the community. The conditions may be more restrictive than those required in the specific zones.
- ~~8-9.~~ In the case of a Conditional Use Permit application where the project is subject to Development Plan requirements, a Development Plan shall be required in addition to obtaining a Conditional Use Permit, except for the following:
  - a. Commercial telecommunication facilities that are permitted by a Conditional Use Permit pursuant to Section 35.44.010 (Commercial Telecommunication Facilities) provided that any structure constructed or erected as part of the telecommunications facility shall only be used as part of the telecommunication facility and shall be removed pursuant to Section 35.44.010.E.4 (Project abandonment/site restoration).
- ~~9-10.~~ Notwithstanding the requirements of Subsection 35.80.020.B (Applications subject to more than one review authority) and Section 35.82.080 (Development Plans), if a Development Plan is required in compliance with Subsection D.8 above, then the Development Plan shall also be under the jurisdiction of the Zoning Administrator if the Conditional Use Permit would be under the jurisdiction of the Zoning Administrator provided:

- a. The use of the site proposed to be allowed by the Minor Conditional Use Permit is the only proposed use of the site, or
- b. On a developed site, no new development is proposed beyond that applied for under the Minor Conditional Use Permit.

### **SECTION 56:**

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 amended to amend Chapter 35.102, Appeals, to delete Section 35.102.060, Appeals to the Coastal Commission, in its entirety and reserve the Section number for future use.

### **SECTION 57:**

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to amend the existing definitions of "Agricultural Employee Housing," "Cabaña," "Community Care Facility," "Day Care, Child," "Street Frontage" and "Wastewater Treatment System" to read as follows:

**Agricultural Employee Housing.** A dwelling occupied by ~~an~~ one or more agricultural employees including family members.

**Cabaña.** A building, the use of which is incidental and accessory to the use of ~~the beach~~, a swimming pool, or sports court (~~e.g., tennis, basketball, handball, and other similar facility~~); that may include bathrooms, but does not include sleeping quarters or cooking facilities.

**Community Care Facility.** ~~A state authorized, certified, or licensed facility providing assistance for children and adults who require special care or services. Any facility, place or building that is licensed by the State and is maintained and operated to provide non-medical residential care, day treatment, adult day care, or foster family agency services for adults, children, or adults and children, including the physically handicapped, mental impaired, incompetent persons, and abused or neglected children.~~

**Day Care, Child.** ~~Facilities that provide non-medical care and supervision of minor for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services:~~

Facilities that provide non-medical care and supervision of adults or minor children in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual for periods of less than 24 hours. These facilities include the following which may be required to be licensed by the County or the State unless they are able to operate legally without a license in compliance with County and State laws.

1. ~~**Child Day Care Center.** Commercial or non-profit child day care facilities designed and approved to accommodate 15 or more children. Includes infant centers, preschools, sick child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility, or as an independent land use.~~

A commercial or non-profit facility designed and approved to accommodate 15 or more adults or children. Includes facilities providing overnight care, providing that said care is for periods of less than twenty-four hours per day. A day care center may be operated in conjunction with a school or church facility, or as an independent land use. The owner or operator of a residential day care center is not required to reside at the day care center.

- a. **Non-residential.** A child day care center where group care is provided ~~for children~~ in a structure not used as a dwelling unit.

- b. **Non-residential, Accessory.** A ~~child~~ child day care center that is within or on the site of another use and provides ~~child~~ child day care services for occupants of the other use.
  - c. **Residential.** A ~~child~~ child day care center where group care is provided in a ~~residence~~ dwelling for 15 or more ~~adults~~ adults or children, including ~~adults~~ adults or children who reside at the ~~home~~ dwelling.
2. **Family Day Care Home.** ~~As defined by Health and Safety Code Section 1596.78, a home that regularly provides care, protection, and supervision for 14 or fewer children, in the provider's own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home.~~
- A one-family dwelling whose regular and permanent occupant(s) provides, on a regular basis care, protection, and supervision for 14 or fewer adults or children for periods of less than 24 hours per day while the parents or guardians are away. Family day care homes shall be classified as follows:
- a. **Large Family Day Care Home.** ~~As defined by Health and Safety Code Section 1596.78, a~~ A day care facility ~~in a one-family dwelling where an occupant of the residence that~~ that provides family day care for seven to 14 ~~adults~~ adults or children, inclusive, including children under the age of 10 years who reside in the ~~home~~ dwelling.
  - b. **Small Family Day Care Home.** ~~As defined by Health and Safety Code Section 1596.78, a~~ A day care facility in a one-family dwelling where an occupant of the residence provides family day care for ~~six or fewer adults, or eight or fewer children, including children under the age of 10 years who~~ six or fewer adults, or eight or fewer children, including children under the age of 10 years who reside in the ~~home~~ dwelling.

**Street Frontage.** The portion of a property abutting a public or private street, except that when this term is used in Chapter 35.38 (Sign Standards) it shall mean the portion of a property that abuts an improved street or streets open to public use to which the property has access.

**Wastewater Treatment System.** A system, not connected to a wastewater treatment facility, that treats, stabilizes, stores and disposes into the soil sewage generated onsite. The following terms are defined for purposes of permitting and regulating wastewater treatment systems; see Article 1 (Onsite Wastewater Treatment Systems) of Chapter 18C (Environmental Health Services) for additional definitions regarding wastewater treatment systems:

1. **Alternative Wastewater Treatment System.** An onsite wastewater dispersal field that consists of components other than a conventional or supplemental treatment system. Examples include "mound", "evapotranspiration", and "at grade" systems.
2. **Conventional Onsite Wastewater Treatment System.** An onsite wastewater treatment system composed of a septic tank and a dispersal field that uses leach lines, a leaching bed or seepage pits, a shallow drip or pressurized drain field and does not include alternative onsite wastewater treatment systems.
3. **Drywell.** An excavation, typically cylindrical in shape and filled with rock, constructed for the purpose of disposing of sewage effluent from a septic tank or treatment tank.
4. **Maintenance.** Work related to the upkeep of a wastewater treatment system. Examples include any installation, repair or replacement of septic tank baffles, risers, tees, ells, tops, access port lids, pumps and blowers.
5. **Modification.** The replacement or enlargement of any component of an onsite wastewater treatment system, not defined as maintenance or repair in this Development Code, which results in a change in flow, capacity or design of the system.
6. **Onsite Wastewater Treatment System.** A system composed of a septic tank and a dispersal field and related equipment and appurtenances. Onsite wastewater treatment systems are also referred to as septic systems, onsite sewage disposal systems, individual sewage disposal systems or private sewage disposal systems and may include alternative and supplemental treatment systems.
7. **Performance Test.** A test conducted to determine the absorptive capacity of a seepage pit by measuring the maximum rate of water absorption after initial presaturation usually expressed as gallons per day.

- 8. Repair.** The restoration, replacement, or alteration of any malfunctioning or damaged component of an onsite wastewater treatment system except those defined in this Development Code as maintenance. The alteration of a hollow seepage pit to a rock filled seepage pit for the purposes of this article shall be considered a repair.
- 9. Septic Tank.** A water tight, compartmentalized, covered receptacle designed and constructed to: receive the discharge of sewage; separate the solids from the liquid; digest organic matter; store digested solids for a period of retention; and allow the resultant effluent to discharge from the tank to the dispersal field.
- 10. Sewage.** Any and all waste substance, liquid or solid, associated with human habitation, or which contains or may contain human or animal excreta or excrement, offal or any feculent matter. Industrial wastewater shall not be considered as sewage.
- 11. Supplemental Wastewater Treatment System.** An onsite wastewater treatment system that utilizes engineered designs and/or technology to treat effluent to reduce one or more constituents of concern in wastewater. It may also be referred to as an Advanced Treatment System or Enhanced Treatment System. Examples include sand filters, textile filters and aerobic treatment units but do not include composting or incinerating toilets.

### **SECTION 58:**

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to add the following new definitions of “Groundwater,” “Special Problems Area” and “Sports Court” to read as follows:

**Groundwater.** Water located below the land surface in the saturated zone of the soil or rock. Groundwater includes perched water tables, shallow water tables, and zones that are seasonally or permanently saturated.

**Special Problems Area.** An area designated by the Board of Supervisors in compliance with Article XV (Special Problems Areas) of Chapter 10 (Building Regulations) of the Santa Barbara County Code as having severe constraints to development that include access, drainage and wastewater disposal.

**Sports Court.** A structure which consists of a hardscape or other surface having a minimum size of 30 feet by 60 feet that is utilized in connection with a flat game court structure devoted to recreational purposes including basketball, handball, tennis, and volleyball but excluding bocce ball courts, lawn bowling courts and similar facilities, patios, and areas used for driveways or parking of vehicles.

### **SECTION 59:**

ARTICLE 35.11, Glossary, of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to amend Section 35.110.020, Definitions of Specialized Terms and Phrases, of Chapter 35.110, Definitions, to delete the existing definitions of “Day Care, Adult,” “Special Treatment Area” and “Wastewater Treatment System, Alternative.”

### **SECTION 60:**

Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete the text of existing Appendix C, County Guidelines on Repair and Maintenance and Utility Connection to Permitted Development, in its entirety and reserve the title “Appendix C” for future use.

### **SECTION 61:**

Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to delete the text of existing Appendix D,

Development Standards for Residential Second Units on Lots Less Than Two Acres in Size Served by Onsite Sewage Disposal Systems, in its entirety and reserve the title "Appendix D" for future use.

**SECTION 62:**

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 63:**

Except as amended by this Ordinance, Articles 35.2, 35.3, 35.4, 35.5, 35.6, 35.8, 35.10 and Article 35.11 of Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35, Zoning, of the County Code, shall remain unchanged and shall continue in full force and effect.

**SECTION 64:**

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

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

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
PETER ADAM, CHAIR  
BOARD OF SUPERVISORS  
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER  
CLERK OF THE BOARD

By \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By \_\_\_\_\_  
Deputy County Counsel